

Hidden Waters Ranch

A Master Planned Community

Zone Change Application

(PAD, RUPD)

APPROVED COPY	
Z2007073	As Stipulation
By: BOS	Date: 11.4.09

Maricopa County, Arizona

Case #Z2007073

Pre-Plat: S2007040

Approved DMP: DMP2006007

Amended DMP: DMP2008006

TAC Submittal: May 2007

2nd Submittal: December 2007

3rd Submittal: September 2008

4th Submittal: November 2008

5th Submittal: April 2009

Prepared By:

LVA Urban Design Studio, L.L.C.
c/o Mark Reddie
120 South Ash Avenue
Tempe, Arizona 85281
(480) 994-0994

Prepared for:

339th & I-10 L.L.C.
c/o Jeff Dana
7809 E. McClain Drive
Scottsdale, Arizona 85260
(480) 361-8628

L-Z2007073

RECEIVED APR 29 2009

Hidden Waters Ranch

A Master Planned Community

Zone Change Application

TABLE OF CONTENTS

Project Team	5
A. Summary.....	6
B. Purpose of Request	6
C. Description of Proposal	7
1. Introduction	7
2. Base Zoning Districts.....	10
3. Overlay Districts (PAD), (RUPD).....	13
4. Discussion of Zoning Districts	13
a. Residential	13
b. Industrial.....	14
D. Relationship to Surrounding Properties.....	16
1. Property Ownership – Site and Surrounding Property	16
2. On-Site and Surrounding Land Uses	17
3. On-Site and Surrounding Zoning	17
4. Airport and other Land Use Impacts.....	17
5. Regional Trails	17
E. How the Proposed Development Will Benefit the Community	22
F. Discussion of Recent Changes in the Area.....	22
1. Municipal Boundaries.....	22
2. Existing Land Use Plans.....	22
3. Existing Development in the Area.....	23
G. Location and Accessibility	23
1. Property Description and Location	23
2. Property Legal Description	23
3. Property Access.....	23
H. Circulation System (On Site and Off Site)	24
1. Off-Site Regional Transportation Planning.....	24
2. Existing Roads and Right-of-Way	24
3. On-Site Circulation	25
a. Vehicular.....	25

b. Bicycle and Pedestrian	27
c. Transit Opportunities.....	28
I. Development Phasing Schedule.....	30
J. Community Facilities and Services.....	32
1. Existing Schools	32
2. Proposed Schools.....	32
3. Parks, Open Space and Trails	33
K. Public Utilities and Services	38
1. Water Service District	38
2. Wastewater Service District.....	38
3. Electric	39
4. Telephone	39
5. Cable Television	39
6. Natural Gas	39
7. Refuse Collection	39
8. Fire Service	39
9. Law Enforcement Service.....	39
10. Library Service	40
L. RUPD Comparison Chart	42
M. Other Information Helpful in Evaluating Request.....	42
N. Appendix: Property Written Legal Description	43
Zoning Dimension Plan.....	44

Hidden Waters Ranch

A Master Planned Community

LIST OF FIGURES

Figure Number	Page Number
1 Regional Vicinity Map and Surrounding Developments.....	9
2. Zoning Plan	11
3. Property Ownership	19
4. Existing Land Use	20
5. Existing Zoning	21
6. Circulation Plan	29
7. Development and Infrastructure Phasing Plan	31
8. Land Use Plan	36
9. Open Space Master Plan.....	37
10. Regional Facilities.....	41

LIST OF TABLES

1 Zoning Table	12
2. Residential Unit Plan of Development Comparison Table.....	15
3. Open Space Summary Table	35

Project Team

**Property Owner/
Developer:** Jeff Dana
339th & I-10 L.L.C.
7890 E. McClain Drive, Suite #5
Scottsdale, AZ 85260
(480) 577-5966

Property Owner: Cindy Liles
Hassayampa Utility Company
21410 N. 19th Avenue, Suite 201
Phoenix, AZ 85027

Property Owner: RAM Arizona Homes West, LLC
250 NW Franklin Avenue, Suite 302
Bend, OR 97701

Legal Counsel: Dustin Jones
Tiffany & Bosco
2525 E. Camelback Road
Phoenix, AZ 85016
Phone: 602-255-6055 Fax: 602-712-1816

Land Planner: Mark Reddie
LVA Urban Design Studio, L.L.C.
120 South Ash Avenue
Tempe, Arizona 85281
(602) 994-0994

Civil Engineer: Paul Cleaveland, PE
JMA Engineering Corporation
531 E. Bethany Home Road
Phoenix, Arizona 85012
(602) 248-0976

Water/Wastewater: Robin Bain
Global Water Management, LLC
22601 N. 19th Avenue, Suite 210
Phoenix, Arizona 85027
(623) 580-9600

Traffic Engineer: Dawn Cartier
CivTech, Inc.
4020 N. Scottsdale Road, Suite 213
Scottsdale, Arizona 85251
(480) 659-4250

A. SUMMARY

The purpose of this request is for a zone change from Rural-43 to Rural-43 PAD, R1-7 RUPD PAD, R1-6 RUPD PAD, R-2 RUPD PAD, and IND-2 PAD.

The Hidden Waters Ranch Zone Change covers 654 acres of a total 1,314-acre Development Master Plan (DMP) proposed by 339th & I-10 L.L.C. and the Arizona State Land Department. The Zone Change includes all of the private land, but does not include the 660 acres of State Land included in the Development Master Plan. The Zone Change site is located in the western Phoenix metropolitan area, south of Interstate 10, North of Buckeye Road, generally between the 341st Avenue alignment on the east and 345th Avenue alignment on the west. There is also an approximate 80-acre parcel detached from the main property located at the southeast corner of Hidden Waters Parkway and Van Buren Street. The property is currently located in unincorporated Maricopa County, Arizona. Maricopa County has included this area within the planning region of the *Tonopah/Arlington Area Plan*. See **Figure 1, Regional Vicinity Map and Surrounding Developments** for the site's location and regional context.

B. PURPOSE OF REQUEST

The purpose of this request is for a zone change from Rural-43 to Rural-43 PAD, R1-7 RUPD PAD, R1-6 RUPD PAD, R-2 RUPD PAD, and IND-2 PAD.

The proposed property is located in a dynamic growth area within the Tonopah/Arlington Area Plan. The proposed community is planned to allow for a variety of land uses, including small lot residential, general commercial services, light industrial, a school, neighborhood park and open space. The proposed development is not feasible with the current zoning designation of Rural-43. The purpose of this request is to provide appropriate zoning entitlements for the early phases of the DMP for the property to allow for a sustainable, quality master planned community that will support existing and future growth in the area.

C. DESCRIPTION OF PROPOSAL

1. Introduction

The Hidden Waters Ranch Zone Change is consistent with the larger Hidden Waters Ranch DMP, and includes a mixed of residential, industrial/employment, parks, school, and various community amenities and services needed to support the development. The residential portion of the Zone Change includes an overall gross project density of 1.1 dwelling units per acre (2.7 dwelling units per acre when subtracting commercial and industrial uses out of the gross acreage). The industrial and mixed use employment parcels have been buffered from the residential uses by major arterial roadways, while still providing substantial opportunities for residences to live in the same community where they work. The Zone Change and subsequent DMP for the overall project area has been planned with the intent of incorporating many of the goals, objectives, and policies of the Tonopah/Arlington Area Plan. This includes the proposal of providing a mixture of land uses that consist of:

- Residential uses of varying densities and product types, consisting of efficient and functional development patterns that are compatible with adjacent land uses.
- Industrial and employment uses that are focused on further establishing a balanced activity center node located at the I-10 interchanges and providing employment opportunities to the residents of the community and surrounding area.
- School, parks, and public facilities that focus on providing for the recreational, social and functional needs of the residents.
- Recreational and dedicated, non-developable open spaces that provide quality recreational opportunities and are sensitive to the existing natural conditions (i.e. floodplains, vegetation, wildlife, etc.) of the area.

Proposed amenities within the 653.5 acres include a 16.6-acre elementary school, a 19.3-acre neighborhood park, and various mini parks that have been evenly distributed throughout the development to serve the individual residential development parcels. The proposed neighborhood park has been strategically located adjacent to the school site within the community to provide recreational amenities and a community focal point for the resident while also providing an appropriate residential buffer for the wastewater reclamation facility that will serve the property and future surrounding developments. The mini parks have been evenly distributed throughout the community to provide further recreational opportunities and provide neighborhood open spaces. These parks will be provided throughout the development within the residential subdivisions as they are platted, and will be available to every resident with an approximate walking distance of 5 minutes (1/4 mile). The plan also includes a natural wash corridor (Dickey Wash) and a man-made drainage channel that will provide additional recreational and open space opportunities as well as a portion of the ultimate trail system planned throughout the development. The trail system is planned through these two drainage corridors that will connect at various locations within the development to provide access to the various mini parks, the neighborhood park, the school facility and open spaces, providing alternative modes of non-vehicular access throughout the community.

The project, in conjunction with the approved DMP, provides an efficient and integrated circulation system that focuses on enhancing the local and regional access with the existing transportation network. Generally, access to the Hidden Waters Ranch Community will be from the existing Interstate 10 freeway interchange at Hidden Waters Parkway and ultimately, the future 347th Avenue interchange as well. The future Hassayampa Freeway is 2-miles west of the property, providing additional regional freeway access in a north/south direction. The main entries for the property will be at Van Buren and Hidden Waters Parkway from the east, Van Buren and the 345th Avenue alignment to the west, and Buckeye Road from the south. The project anticipates a phased design and construction of these roadways as necessary to support projected employment and community traffic demands for transportation service as the property is developed over time.

The circulation network will further enhance the mobility for the employment uses and residents in the area, creating well connected neighborhoods that have access to local and regional employment opportunities, goods, and services. The industrial and employment uses are located such that access and circulation will not directly impact to the residential development parcels. A grid system using the 1-mile arterial and ½ mile collector system will ensure excellent access while minimizing impacts and cut-through traffic within the residential neighborhoods. This network along with the proposed commercial and industrial/employment land uses will promote the balanced growth of the activity center node at 339th and the I-10, as proposed by the *Tonopah Arlington Area Plan*. The proposed plan will substantially promote the economic viability of this area. Additional commercial, mixed use employment and industrial land uses are provided for in the DMP and will be rezoned in the future as demand is generated by the earlier phases. The circulation network will be aesthetically enriched by the inclusion of bike trails along all roadways in the community, architecturally enticing entry monuments and design features, and quality landscaped theming throughout the neighborhoods, thus creating a heightened sense of place, character, and destination within the development.

The combination of the proposed amenities and efficient land use strategies will provide an appealing and balanced master planned community that collectively provides a location that attracts a diversity of residents that share various lifestyles and interests, while providing an abundance of employment opportunities for the residential and the overall region. It is proposed that approximately 712 dwelling units will be provided with a projected population of approximately 1,902 residents.

Zone Change Application

HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

FIGURE 1
Regional Vicinity Map &
Surrounding Developments

Approximately Eight (8) mile radius

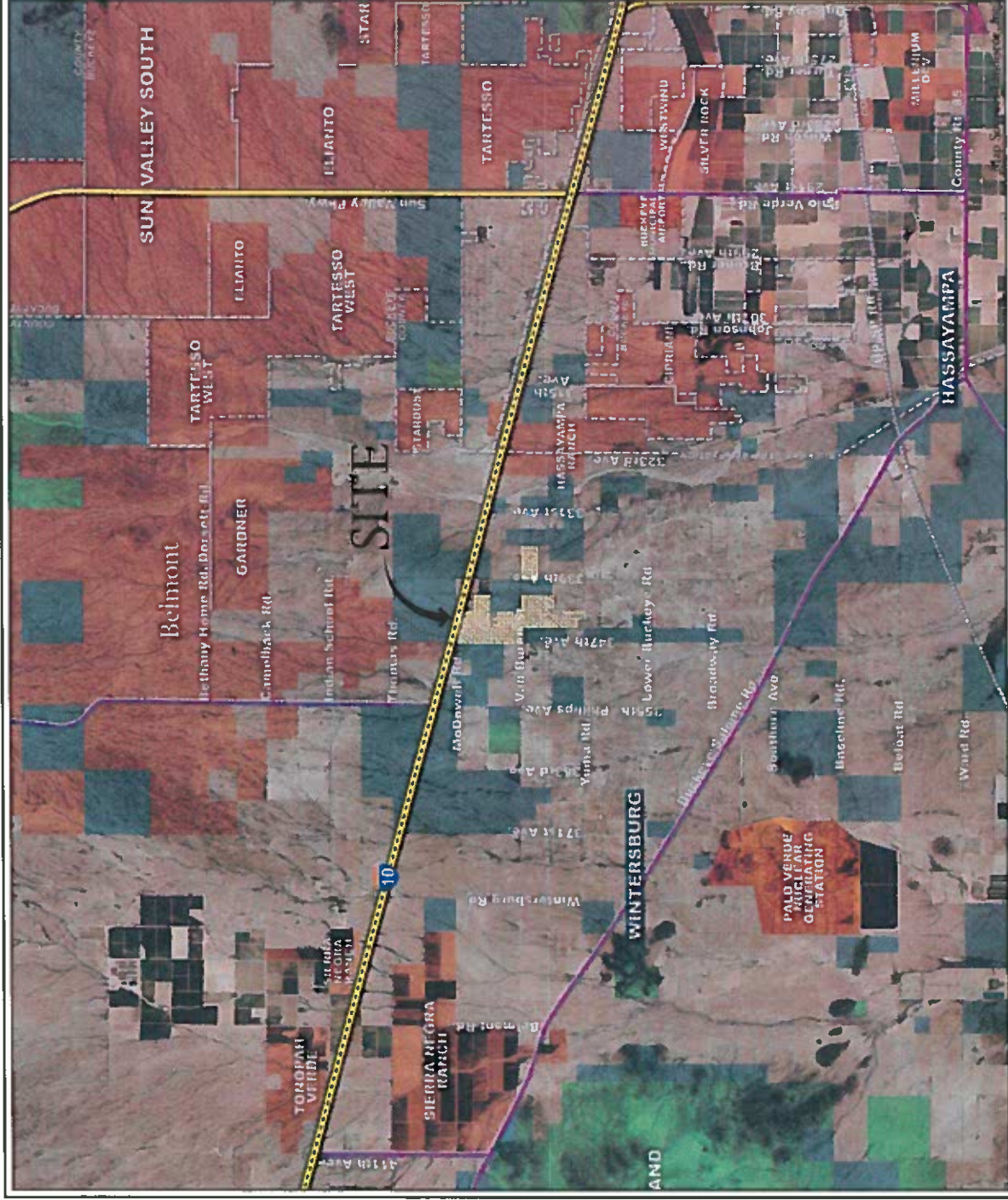
LEGEND

- State Land
- Existing/Proposed Developments
- Bureau of Land Management
- Proposed DMP Site



CVA urban design studio
land planning landscape architecture
120 South 1st Avenue • Suite 100 • Phoenix, AZ 85004
Phone: 480.994.9944

05599 New Planning Industrial (LCA) Revised Zone Change Exhibit 1
Fig. 1 - Regional Vicinity Map



2. Zoning District

The zoning districts requested under this Zoning Application include Maricopa County Rural-43 PAD, R1-7 RUPD PAD, R1-6 RUPD PAD, and R-2 RUPD PAD for the residential uses. For the employment uses, the base zoning district requested includes IND-2 PAD.

Figure 2, *Zoning Plan*, graphically illustrates the proposed zoning districts within the Hidden Waters Ranch Zone Change Application. The zoning districts for the residential uses are to be combined with the Residential Unit Plan of Development (RUPD) overlay district as defined within this application to promote development flexibility throughout the implementation phases of development. The proposed mixture of densities within the project will promote diversity within the community and offer a range of housing types, while maintaining a quality residential development.

Table 1, *Zoning Table*, lists the zoning district for each development parcel, and the total number of proposed residential units with a breakdown of units by development parcel. The maximum number of units for this Zone Change request is 712. In order to provide flexibility for the developer and/or homebuilder through the duration of this project, any development parcel may exceed the total number of dwelling units by up to 5% as long as the subtotal within that area (Area A & Area B) is not exceed. Changes between 5% and 10% may be processed as an administrative amendment. In other words, if one parcel exceeds the unit count by 10 units, another parcel must reduce the total unit count by 10 units so that the total unit count for the project will not be exceeded. This will ensure that the total number of units within the project is not exceeded, but provides the developer and/or homebuilder with some flexibility to shift lot sizes around within each development parcel to respond to site constraints, market conditions and product demand.

Zone Change Application

HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

FIGURE 2
Zoning Plan

- LEGEND**
- Property Boundary
 - Rural-43 PAD
 - R1-7 RUPD PAD
 - R1-6 RUPD PAD
 - R-2 RUPD PAD
 - IND-2 PAD

SCALE (1"=1')

NORTH

Date: 06.29.06
Job No.: 0559
Drawn by: PR
Reviewed: 10.10.08
Project Case #: Z2007073, S2007040, DMPP0060077

urban design studio
land planning landscape architecture
178 north oak avenue • tempe, arizona 85281 • phone: 480.944.8994

0619: New Planning Industrial (CUD) Revised Zone Change Application TAC
Comments Received 11.1.08 11:01:27 am; Plan Revised 11.7.08 4:00 pm

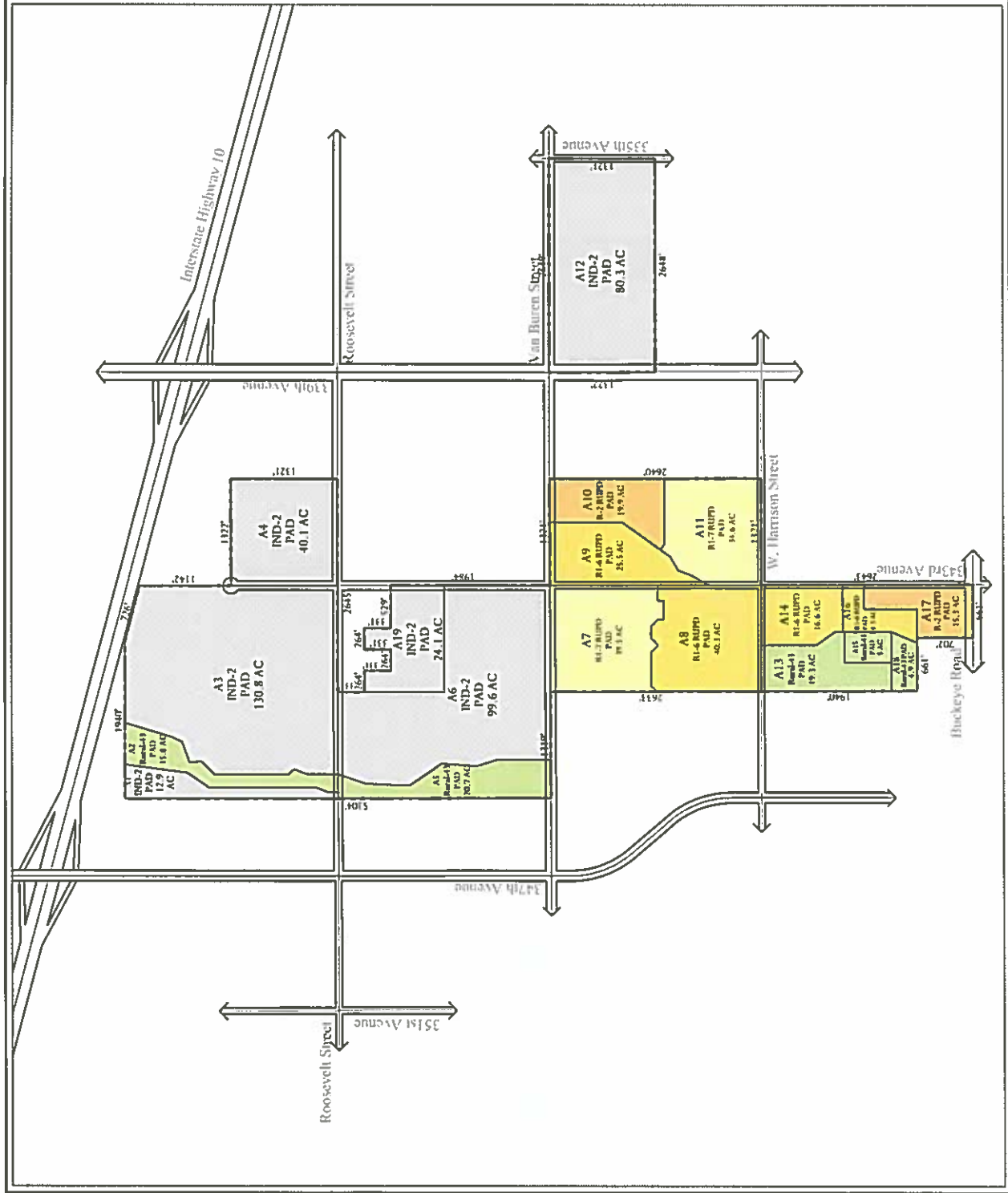


Table 1: Zoning Table

Development Unit	Land Use Category	Land Use Type	Approx. Gross Acres (1)	Approx. Net Acres (2)	Maximum Density	Max. Units	Zoning District
AREA A: Private Land							
A1	IEC	Industrial	12.9	12	-	-	IND-2 PAD
A2	D/NDOS	Open Space	15.8	14	-	-	Rural-43 PAD
A3	IEC	Industrial	130.8	128	-	-	IND-2 PAD
A4	IEC	Industrial	40.1	37	-	-	IND-2 PAD
A5	D/NDOS	Open Space	20.7	18	-	-	Rural-43 PAD
A6	IEC	Industrial	99.6	95	-	-	IND-2 PAD
A7	SLR	Residential	39.5	36	5.0	141	R1-7 RUPD PAD
A8	SLR	Residential	40.3	38	5.0	172	R1-6 RUPD PAD
A9	SLR	Residential	25.5	23	5.0	104	R1-6 RUPD PAD
A10	SLR	Residential	19.9	19	5.0	102	R-2 RUPD PAD
A11	SLR	Residential	34.6	33	5.0	127	R1-7 RUPD PAD
A12	IEC	Industrial	80.3	72	-	-	IND-2 PAD
A13	ROS	Park	19.3	19	-	-	Rural-43 PAD
A14	EDU	School	16.6	15	-	-	R1-6 RUPD PAD
A15	PF	WWRF	5.0	5	-	-	Rural-43 PAD
A16	INST	Institutional	8.3	8			R1-6 RUPD PAD
A17	SLR	Residential	15.3	13	5.0	66	R-2 RUPD PAD
A18	PF	Water Cam.	4.9	5	-	-	Rural-43 PAD
A19	IEC	Industrial	24.1	23	-	-	IND-2 PAD
AREA A TOTALS			653.5	613		712	

Project Summary	
Gross Land Area (ac)	653.5
Gross Project Density	1.1
Density minus Industrial	2.7
Industrial Acreage	387.8
Total Unit Count	712
Projected Population	1,902

Legend	Land Use Designation	Total AC.	% Total
Rural-43 PAD	Open Space, Park, WWTP, Water Campus	65.7	10%
R1-7 RUPD PAD	Residential	74.1	11%
R1-6 RUPD PAD	Residential	90.7	14%
R-2 RUPD PAD	Residential	35.2	6%
IND-2 PAD	Light Industrial, Employment	387.8	59%
Total		653.5	100%

3. Overlay Districts (PAD, RUPD)

PAD Overlay

The Planned Area Development (PAD) Overlay Zoning District is requested for the entire 653.5 acre Zone Change area. In accordance with the Maricopa County Zoning Ordinance, the PAD overlay is designed to provide for “unified planning of large areas in order to achieve the mixture, variety and cohesiveness of land uses and amenities that such large scale planning makes possible,” as well as to define the “development parameters” for the site while allowing the detailed site design to take place at a later stage in the planning process. The PAD will allow for minor boundary adjustments in the development parcel boundaries as the property undergoes detailed design to provide flexibility to accommodate the end user of each parcel. **Table 1, Zoning Table** establishes a projected number of residential units which is permitted within each development parcel.

The PAD District will be combined with all zoning district, including Unit Plans of Development. Unit Plans of Development are intended to provide larger projects with the development flexibility needed to respond to site conditions or special design considerations. A Residential Unit Plan of Development will be utilized for portions of this project.

RUPD Overlay

The Residential Unit Plan of Development (RUPD) is requested for all of the residential zoning districts with the exception of the Rural-43 zoning district. The RUPD overlay zoning district has been requested to allow for the development of a mixture of lot sizes and product types that meet the intent of the base zoning standards within each district, but provide some flexibility for developers related to lot size, product type and development standards. For example, some lots may be slightly less than the minimum lot size within the base zoning district standards, but the average lot size will exceed the requirement within that same district. This will allow the developer to provide a density and overall unit count that is consistent with or less than the base district while providing additional amenities and common open space than may otherwise be provided. Additionally, the development standards proposed within the RUPD overlay allow more flexibility and creativity related to basic development standards such as front yard and rear yard setback to allow variety and diversity throughout the neighborhoods and avoid sameness and uniformity in setbacks as you drive down the street. These variations established within the RUPD standards are all designed to create better quality neighborhood design and amenities than the more traditional “cookie cutter” subdivisions.

Table 2: Residential Unit Plan of Development Comparison Table provides a comparison of the existing residential standards and the modified residential development standards for each proposed residential zoning district with the RUPD overlay.

4. Discussion of Zoning Districts

a. Residential

A variety of housing types are proposed for the Hidden Waters Ranch community. Homes will vary in character and size to meet the diverse needs of the projected community population. Approximately 175.1 acres or 27% of the area is planned for residential use within the R1-7 RUPD PAD, R1-6 RUPD PAD and R-2 RUPD PAD zoning districts. Gross densities for single family residential parcels will range from approximately 2 dwelling units per acre to approximately 5 dwelling units per acre. These densities are represented by the proposed zoning districts as shown in **Figure 2, Zoning Plan**. Overall, a maximum unit count of 712 is planned, for an overall density of 1.1 dwelling unit per acre (2.7 when the commercial/industrial uses are excluded from the gross acres).

The residential development parcels will include appropriate buffers from the Dickey Wash corridor to provide access and usable area for trails and recreational amenities, as well as preservation of important riparian areas and wash flows. The exact width of the buffers will be determined as part of the Section 404 permitting process by the Army Corp of Engineers through the delineation of jurisdictional washes (as applicable). Prior to any development occurring adjacent to jurisdictional washes, a Nationwide or Individual 404 permit may be required which will define the required buffers. All preliminary and final plats will comply with the required buffers in accordance with the Section 404 permit (if applicable). In addition to the buffer areas adjacent to the wash corridors, the subdivisions will be designed with various access points to the open space areas as well as the use of view fencing at appropriate locations to provide visibility and openness into the wash corridors. The design of the subdivisions, including access points and locations for view fencing will be determined at the time of plat for each phase of the project.

Table 2, Residential Unit Plan of Development Comparison Table provides the proposed development standards for the residential zoning districts as proposed under the Residential Unit Plan of Development (RUPD) overlay district.

b. Industrial

Approximately 387.8 acres or 59% of the site is proposed as Light Industrial utilizing the IND-2 zoning district. The proposed industrial land use is anticipated to develop as business park, manufacturing, distribution, and other light industrial uses that will provide employment opportunities for the community and surrounding areas. The Tonopah/Arlington Area Plan identifies this area as an activity center/focal point for the region. Commercial and employment land uses are encouraged to support the future growth in the area. In conformance with the Area Plan, this project proposes significant industrial/employment zoning with excellent access to the I-10 freeway corridor and the new Hidden Waters Parkway. The proposed IND-2 parcels are located along the Roosevelt and Van Buren Street alignments providing an adequate buffer between the residential property to the south and the I-10 freeway corridor to the north. Additional industrial land uses are proposed at the southeast corner of Hidden Waters Parkway and Van Buren Street.

Table 2
Residential Unit Plan of Development (RUPD) Standards

R1-7 RUPD

REGULATION	BASE ZONING DISTRICT REGULATIONS R1-7	PROPOSED ZONING DISTRICT REGULATIONS (R1-7 RUPD)
Height	30'/2 stories	30'/2 stories
Front Yard	20'	10'
Front Facing Garage	N/A	18'
Side Yard/Street Side Yard	5' / 10'	5' / 10'
Rear Yard	25'	15'
Lot Area	7,000 sq. ft.	7,000 sq. ft.
Lot Width	70	54'
Average Lot Area per unit	7,000 sq. ft.	7,500 sq. ft.
Lot Coverage	35%	45%
Distance between buildings	15'	15'
Parking Spaces	2	2
Wall Height/Theme Wall	6' (an additional 6" shall be allowed for wall columns and wall caps)	6' (an additional 6" shall be allowed for wall columns and wall caps)
Wall/ Retaining Wall Combination	9'	9'

R1-6 RUPD

REGULATION	BASE ZONING DISTRICT REGULATIONS R1-6	PROPOSED ZONING DISTRICT REGULATIONS (R1-6 RUPD)
Height	30'/2 stories	30'/2 stories
Front Yard	20'	10'
Front Facing Garage	N/A	18'
Side Yard / Street Side Yard	5' / 10'	5' / 10'
Rear Yard	25'	15'
Lot Area	6,000 sq. ft.	6,000 sq. ft.
Lot Width	60	45'
Average Lot Area per unit	6,000 sq. ft.	6,500 sq. ft.
Lot Coverage	40%	50%
Distance between buildings	10'	10'
Parking Spaces	2	2
Wall Height/Theme Wall	6' (an additional 6" shall be allowed for wall columns and wall caps)	6' (an additional 6" shall be allowed for wall columns and wall caps)
Wall/ Retaining Wall Combination	9'	9'

R-2 RUPD

REGULATION	BASE ZONING DISTRICT REGULATIONS R-2	PROPOSED ZONING DISTRICT REGULATIONS (R-2 RUPD)
Height	30'/2 stories	30'/2 stories
Front Yard	20'	10'
Front Facing Garage	N/A	18'
Side Yard / Street Side Yard	5' / 10'	5' / 10'
Rear Yard	25'	15'
Lot Area	6,000 sq. ft.	5,000 sq. ft.
Lot Width	60	36'
Average Lot Area per Unit	4,000 sq. ft.	5,500 sq. ft.
Lot Coverage	50%	55%
Distance between buildings	10'	10'
Parking Spaces	2	2
Wall Height/Theme Wall	6' (an additional 6" shall be allowed for wall columns and wall caps)	6' (an additional 6" shall be allowed for wall columns and wall caps)
Wall/ Retaining Wall Combination	9'	9'

D. RELATIONSHIP TO SURROUNDING PROPERTIES

1. Property Ownership – Site and Surrounding Property

The property ownership pattern within the site and surrounding area is provided in **Figure 3, Property Ownership**. The subject property is owned by three private land owners. The property surrounding the site is owned by various private land owners and the State of Arizona. Much of the State Land is included in a Development Master Plan for a larger planning area, but is not included in the Zone Change request.

2. On-Site and Surrounding Land Uses

Existing land uses on site consist primarily of vacant desert land. Surrounding the property, the most notable land use is the Rip Griffin Truck Stop at the southwest corner of I-10 and Hidden Waters Parkway. South of the Rip Griffin Truck Stop is also a "borrow pit" that consists of an approximately 20 acre site that is approximately 8 feet deep. The "borrow pit" was created by Arizona Department of Transportation as they transported dirt from this area to be used for building up Interstate freeway on-ramps and off-ramps in the area. The pit is currently filled with vegetation and poses no environmental hazard to the area.

There are also various residential developments in the immediate vicinity of the property. Most notable is the cluster of homes on a quarter section on the south side of the Roosevelt alignment at the 243rd Avenue alignment. These properties are accessed by a dirt road that starts on Hidden Waters Parkway approximately one-quarter mile

south of the Interstate 10 and runs east along the Roosevelt Road alignment approximately one-quarter mile to the properties. There are also scattered large lot residential properties along the west and south sides of the property.

For a more detailed graphic illustration of all on-site and surrounding land uses, see **Figure 4, Existing Land Uses**.

3. On-Site and Surrounding Zoning

Generally, the adjacent properties to the north, east, south and west of the property are all zoned Rural-43. The exception to this is the truck stop that is located at the northeast corner of the property. The truck stop area and the truck wash are zoned IND-2 Light Industrial District. The convenience store and restaurant that is associated with the truck stop is located in an area that is zoned as C-2 Intermediate Commercial District. This C-2 zoning extends north to the I-10 freeway. There is also a subdivision that is located the southeast of the project. This subdivision is zoned Rural-190 Rural Zoning District. Rural-190 permits an overall project density of one unit on a lot that is a minimum of 190,000 square feet. **Figure 5, Existing Zoning**, shows the current zoning on the property and the surrounding areas.

4. Airports and other Land Use Impacts

The Hidden Waters Ranch property is not located within a zone of influence of any of the significant Phoenix metropolitan area airports. The closest airport is the Buckeye Municipal Airport located approximately 5.5 miles to the east. The disclosure boundary is approximately $\frac{3}{4}$ miles from the project boundary putting it outside of the notification requirements that are required to be a part of local Conditions, Covenants, & Restrictions (CC&R's). Furthermore, Buckeye Municipal Airport has a north-south flight path for aircraft takeoffs and landings. The orientation of these landings makes it more likely that the flight patterns will not affect the property.

Luke AFB Auxiliary Airfield is located approximately 16 miles to the northeast with the disclosure boundary being approximately 10 miles from the Hidden Waters Ranch project boundary. This airfield has been decommissioned and will not have any effects on the property.

Other notable land use impacts also include the Palo Verde Nuclear Generating Station (PVNGS) located approximately 4.5 miles from the property. The Hidden Waters Ranch Community is located within the 10-mile Plume Exposure Pathway Emergency Planning Zone (EPZ) for PVNGS. Predetermined protective action plans have been put in place by the State of Arizona for this EPZ and are designed to avoid or reduce dose from potential exposure of radioactive materials. These actions include sheltering, notification, evacuation, and the use of potassium iodide where appropriate.

5. Regional Trails

The nearest regional trail to the site is located along the Hassayampa River approximately one mile to the east. This trail is known as the Sun Circle Trail, which was designated as such by the County of Maricopa on February 9, 1976. It encompasses approximately 140 miles of hiking and riding trails that generally follow the canal

banks that were built by the Hohokam Indians around 500 A.D. to irrigate their crops. It provides regional access by encircling the greater Phoenix metropolitan valley.

Another future proposed trail has been recognized by the *Maricopa County Regional Trail System Plan* adopted September 4, 2002. This trail is known as the Maricopa trail. When completed, the Maricopa Trail will be a 242 mile trail that connects the regional parks in the Maricopa County Park System. Segments fifty-nine and seventy-one of this proposed trail will connect to and align with the Hassayampa River, utilizing the established trail of the Sun Circle Trail.

Zone Change Application

HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

FIGURE 3
On-Site and Surrounding
Property Ownership

LEGEND



State Land

Proposed DMP Site

300' Public Notification Boundary

On Site Parcel Owners	
Parcel ID	Owner Name
A	State Land
B	State Land
C	State Land
D	State Land
E	State Land
F	State Land
G	State Land
H	State Land
I	State Land
J	State Land
K	State Land
L	State Land
M	State Land
N	State Land
O	State Land
P	State Land
Q	State Land
R	State Land
S	State Land
T	State Land
U	State Land
V	State Land
W	State Land
X	State Land
Y	State Land
Z	State Land

Note: Property ownership information was obtained from the County of Maricopa Assessor's Office. Information is current as of June 2008.



NORTH

NOT TO SCALE



Zone Change Application

HIDDEN WATERS RANCH

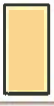
MARICOPA COUNTY, ARIZONA

FIGURE 5

Existing Zoning

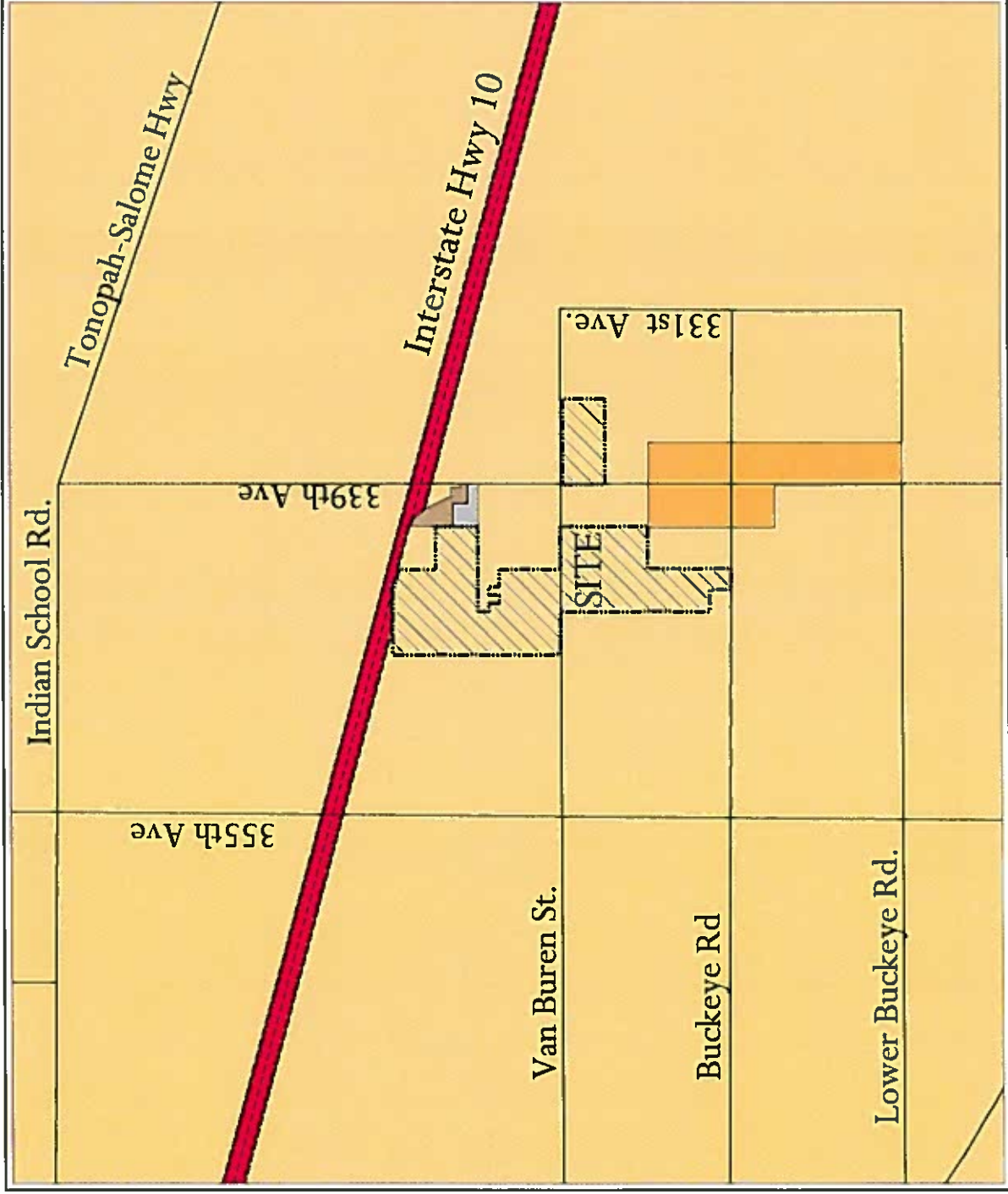
Approximately (3) mile radius

LEGEND

-  C-2
-  IND-2
-  Rural-43
-  Rural-190
-  Property Boundary



01559\New Planning\Industrial\CA131\Revised Zone Change\1-shaded V
Figure 5-Existing Zoning



E. HOW THE PROPOSED DEVELOPMENT WILL BENEFIT THE COMMUNITY

The proposed project will benefit the community by providing a range of residential housing types, industrial and employment services, commercial services, parks, natural open space, public facilities and appropriate infrastructure to a rapidly growing region. It will provide for and generate demand for employment services in the area consistent with the approved Development Master Plan, and will provide a variety of housing opportunities to existing employees in the area, such as at the PVNGS. The development plan will ensure the overall property will develop in a comprehensive and sustainable manner, and that appropriate infrastructure is provided in a cohesive and comprehensive manner. Planned parks, a school, trails, commercial services, employment opportunities and other facilities will be planned and integrated as part of the overall development of the community. The project proposes a responsible development plan designed to respond to the anticipated resident profile of the growing community and is consistent with a approved DMP for a larger 1,314 acre master planned community. The project also provides a contextually appropriate land use development approach consistent with the Tonopah/Arlington Area Plan.

F. DISCUSSION OF RECENT CHANGES IN THE AREA

1. Municipal Boundaries

The Hidden Waters Ranch area falls within the planning jurisdiction of Maricopa County and is not located within any incorporated municipal boundaries. It is anticipated that this property will continue to be a part of Maricopa County when it is completed. The City of Buckeye jurisdictional limits are approximately 2 miles to the east of the project site, and its planning area ends at the Hassayampa River, one mile east of the property. **Figure 1, *Regional Vicinity Map and Surrounding Developments***, shows the relationship between the existing municipal boundaries and the project site.

2. Existing Land Use Plans

Maricopa County 2020 Plan – Tonopah/Arlington Area Plan

The Hidden Waters Ranch property is located within the planning and development jurisdictional area of Maricopa County. In order to provide assistance and direction in the planning and development of this area, Maricopa County has prepared the *Tonopah/Arlington Area Plan* (TAAP). This plan consists of 346 square miles and includes the unincorporated communities of Tonopah, Arlington, Hassayampa, and Wintersburg. The purpose of the TAAP is to recognize the issues that face the future development of this area and to also set goals, objectives and policies that can serve as guidelines for the Planning and Zoning Commission and the Board of Supervisors.

The project site is located near the intersection of a major Community Retail Center node as defined within the TAAP. The plan envisions this area providing retail and employment services to serve the future residential population in the area. The predominant resident land use designation is Rural Residential, however the plan also encourages the master planning of large tracts of land in order to provide an opportunity to logically and systematically install infrastructure to support a more efficient cluster development pattern. The master planning will also assist in the growth

and development of the commercial/employment node, provide demand for retail and employment opportunities within this designated areas.

3. Existing Development in the Area

There are a number of existing and planned residential developments within the immediate vicinity of the property. Some of the developments include:

- Belmont Development Master Plan, a large master planned development that has been approved by Maricopa County and is currently under review for a Major Amendment to the approved plan. It is located to the north of the property;
- Hassayampa Ranch, a residential development located to the northeast of the property and bordered to the east by the Hassayampa River;
- Scattered residential properties located south and west of the site.

These and other existing and planned developments in the area are shown on **Figure 1, Regional Vicinity Map and Surrounding Developments**.

G. LOCATION AND ACCESSIBILITY

1. Property Description and Location

The area proposed within this Zone Change request is part of the Hidden Waters Ranch Development Master Plan located in the western Phoenix metropolitan area. The property falls within the jurisdiction of unincorporated Maricopa County. The property within the Zone Change request is located south of Interstate 10, North of Buckeye Road, generally between the 341st Avenue alignment on the east and 345th Avenue alignment on the west. There is also an approximate 80 acre parcel detached from the main property located at the southeast corner of Hidden Waters Parkway and Van Buren Street. The property is currently located in unincorporated Maricopa County, Arizona. Maricopa County has included this area within the planning region of the *Tonopah/Arlington Area Plan*. See **Figure 1, Regional Vicinity Map and Surrounding Developments** for the site's location and regional context. A graphic representation of the property area boundaries is provided in **Figure 1**.

2. Property Legal Description

The overall property consists of portions of Sections 4, 5, 6, 8 and 9 of Township 1 North, Range 5 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. For a more specific legal description, please refer to the **Appendix**.

3. Property Access

Generally, access to the property will be from the existing Interstate 10 freeway interchange at Hidden Waters Parkway and the future proposed interchange at 347th Avenue. The main entries for the property will be at Van Buren, Roosevelt Street and Harrison Street via Hidden Waters Parkway from the east, and Buckeye Road from the

east, west and south. The project anticipates the phased design and construction of these roadways as necessary to support projected community traffic demands as the project is developed over time.

H. CIRCULATION SYSTEM (ON SITE AND OFF SITE)

1. Off-Site Regional Transportation Planning

The Hidden Waters Ranch property is currently located in an area that is covered in the Maricopa County Regional Transportation Plan dated November 23, 2005. The project area is also included in the I-10/Hassayampa Valley Roadway Framework Study, a major regional transportation study that is guiding regional transportation planning in the region. The plan, accepted by Maricopa County, the Maricopa Association of Governments, and numerous west valley cities such as Buckeye and Surprise makes numerous recommendations related to the long-term transportation planning of the region. The proposed transportation and circulation plan for Hidden Waters Ranch is consistent with the recommendations defined within this study.

The study also includes recommendations for the CANAMEX Corridor, a north/south corridor that is proposed near the property. The CANAMEX Corridor is one of 43 national "high priority" corridors identified in the Intermodal Surface Transportation Efficiency Act (ISTEA), the 1995 National Highway System (NHS) Designation Act, and the Transportation Efficiency Act for the 21st Century (TEA-21). Section 1105 of the NHS Designation Act specifies that the alignment of the CANAMEX Corridor alignment will travel from:

"...Nogales, Arizona, through Las Vegas, Nevada, to Salt Lake City, Utah, to Idaho Falls, Idaho, to Montana, to the Canadian Border."

The I-10/Hassayampa Valley Transportation Framework Study suggests that the Hassayampa Freeway will serve as the CANAMEX Corridor through this area, which is proposed approximately 1-mile west of the property. The study also identifies Hidden Waters parkway as a parkway section, providing a high capacity north/south corridor through the property.

In regards to significant existing roadways within immediate proximity of the site, Interstate 10, which runs along the north border of the site, provides interstate and major metropolitan access to the site. Other existing roadway improvements are Hidden Waters Parkway, Van Buren Street, and Buckeye Road. All of these other roadways have been classified by the *Maricopa County Major Streets and Routes Plan: Street Classification Atlas* (Adopted April 18, 2001) as Minor Arterials with a full street right-of-way of 130 feet.

2. Existing Roads and Rights of Way

The existing roadways adjacent to Hidden Waters Ranch are Interstate 10, Hidden Waters Parkway, and Van Buren Avenue. Interstate 10 runs along the northern border of the project and is a 4-lane highway that runs east-west. This highway provides regional and interstate access to the site.

Hidden Waters Parkway is currently a two-lane roadway that runs north-south starting approximately 2 miles to the north of the property at the Tonopah-Salome Highway, running south through the project area, and terminating at approximately 4.5 miles to the south of the project area. There is a full access freeway interchange at the intersection of Hidden Waters Parkway and I-10. Van Buren Avenue is also a two-lane roadway with an east-west alignment starting at Hidden Waters Parkway, running west through the project area, and terminating at approximately 4 miles to the west of the project area at Wintersburg Road. According to the *Maricopa County Major Streets and Street Classification Atlas* (Revised November 2004) these 2 roadways have been classified as Rural Minor Arterials with a total right-of-way of +/-130 feet.

3. On-Site Circulation

The implementation of an efficient circulation system within the Hidden Waters Ranch project is imperative to the overall quality of life for future residents. The efficient and safe movement of vehicular and non-vehicular traffic within and throughout the project and adjacent to the project will further enhance the overall value of the community, promote mobility and reduce the potential for traffic conflicts. Balancing the project's land use plan with the transportation plan has been a key component in the planning of the Hidden Waters Ranch project design. The intent of the proposed circulation system is to create safe and efficient transportation opportunities for vehicular, bicycle and pedestrian user groups.

a. Vehicular

The Hidden Waters Ranch project proposes the use of a public street system with standard street cross sections that are in support of the parkway, arterial, collector and local street classification categories that have been standardized in the *Maricopa County Major Streets and Routes Plan: Street Classification Atlas, Revised September 2004*.

A revised Traffic Impact Study for the project has been prepared by CivTech. The revised TIS has been included in a separate submittal. The report analyzes the impacts of the proposed land use plan and provides a detailed analysis of trip generation rates, traffic flow modeling results and a discussion of the relationship between on-site and off-site traffic. The traffic report also provides an emergency evacuation plan based on the property's proximity to the Palo Verde Nuclear Generating Station.

Individual development unit and subdivision access will be accommodated via a network of parkway, arterial, collector and local streets. The primary project entry point for phase one will be located near the intersection of Van Buren Street and Hidden Waters Parkway. Hidden Waters Parkway is proposed as a Parkway section; however additional access points will be necessary between the I-10 freeway and Van Buren Street to serve the mixed use employment and commercial activity center in this area.

In accordance with County street cross sections, proposed parkways will include a two-hundred foot (200') total right-of-way section, arterial streets will provide a one-hundred thirty foot (130') total right-of-way section, major collector streets will provide a one-hundred ten foot (110') right-of-way section and minor

collectors will provide an eighty foot (80') Internal local streets will provide a fifty-foot (50) right-of-way. See **Figure 6: *Vehicle and Bicycle Circulation Plan*** for the location of all parkways, arterials, major collectors and collector streets within the development.

There are four planned or existing roadways within the vicinity of the Hidden Waters Ranch project that have been classified by the County of Maricopa in the Streets Classification Atlas. These major transportation routes are Hidden Waters Parkway, 347th Avenue, Van Buren Street, and Buckeye Road. All of these roads have been classified as arterials; however; a recent MAG study has identified Hidden Waters Parkway and Buckeye Road as future Parkway sections. As such, the Circulation Plan identifies these two roadways as Parkway sections with a 200' full street right-of-way. A list of all full street sections are provided below (note that where the project perimeter is adjacent to the roadway alignments, only half street dedications will be provided).

- Hidden Waters Parkway: 200 foot Parkway Section
- Buckeye Road: 200 foot Parkway Section
- Van Buren Street: 130 foot Arterial Section
- 347th Avenue: 130 foot Arterial Section
- Roosevelt Street: 110 foot Enhanced Collector
- 343rd Avenue: 110 foot Enhanced Collector from Van Buren to north of Roosevelt and 80 foot Collector south of Van Buren.
- Harrison Street: 80 foot Collector Section
- 335th Avenue: 80 foot Collector Section
- 351st Avenue: 80 foot Collector Section

Hidden Waters Parkway will serve as the major north-south regional transportation corridor for the area and will provide a connection to the areas that are south of the project and give access to Interstate 10. Van Buren Street will serve as the major east-west regional access for the project area, providing a connection from Hidden Waters Parkway, through the major principal arterial of Wickenburg Road, and ending at the principal arterial of Salome Highway. The 347th Avenue alignment has been identified as a future arterial road and will include a freeway interchange with I-10, providing convenient access to the Belmont Development Master Plan and all of its commercial and employment uses as well as various other amenities and services proposed within that project. The 347th Avenue alignment has been shifted slightly off alignment to accommodate the needs of the Belmont Master Plan immediately north of the freeway. The road shifts back to alignment immediately south of Van Buren as it crosses over the Dickey Wash. Buckeye Road is planned as a parkway section providing a major east/west transportation corridor through the area.

In addition to the arterial and parkway sections, there will also be other defined roadways that will increase local access to Hidden Waters Ranch project area. These roadways include Roosevelt Street and West Harrison Street, providing east/west collector street access at the half-mile points between Buckeye Road and I-10, and

343rd Avenue providing north/south collector street access at the half-mile point between Hidden Waters Parkway and the 347th Avenue alignment. Perimeter collector ½ streets have also been reserved for future right-of-way along the 335th Avenue alignment and the 351st Avenue alignment where adjacent to the development.

Finally, it should be noted that although the Hidden Waters Parkway alignment is proposed as a Parkway section, the County's Tonopah/Arlington Area Plan (TAAP) has identified the area around the I-10 and Hidden Waters Parkway interchange as a major activity center, encouraging commercial and employment land uses to support future growth in the area. The proposed DMP recognizes the Comprehensive Plan by providing an abundance of much needed commercial and employment land use in the area. In order for this development to be successful, additional access points must be provided to allow vehicular access to the property. As such, the DMP and associated Traffic Study recommends providing full signalized turn movements at Roosevelt Street and Van Buren, a median break with left turn movements at the ¼ mile point between Roosevelt and Van Buren, and right-in right-out turn movements at the 1/8 mile points along Hidden Waters Parkway. These access points are critical to the success of this development, and are further discussed in the associated Traffic Study.

b. Bicycle and Pedestrian

Figure 6, *Vehicle and Bicycle Circulation Plan*, identifies the planned bicycle and pedestrian circulation within the Hidden Waters Ranch community. All roadways will be designed to accommodate bicycle and pedestrian circulation movements in addition to vehicular traffic movements (with the exception of the Parkway section which does not include separate bicycle lanes). The Hidden Waters Ranch community will incorporate detached sidewalks on all arterial and collector streets to promote pedestrian safety and comfort. Arterial and collector roadways will also be designed to incorporate on-street bicycle lanes to promote the use of bicycles as a viable means of mobility throughout the Planned Community and to comply with the Maricopa County Bicycle System Plan. The on-street bicycle lanes will be designed to connect with the various multi-use trail corridors at appropriate locations to provide convenient access between the on-street bicycle lanes and the multi-use trails throughout the development.

Maricopa County developed a regional bicycle plan in 1991 which was incorporated into the MAG Long Range Transportation Plan in July, 1992. Major policies of the plan are, among others:

- Provide for bicyclists in transportation programs and projects;
- Promote bicycling as a viable means of transportation and as a healthful form of recreation.

This project complies with these aspects of the Regional Bicycle Plan by providing generous bicycle circulation elements on arterial and collector streets. In addition, this plan will provide bicycle connection opportunities to the major regional bicycle route identified near 355th Avenue from as far north as Wickenburg south to

Baseline Road. Non-vehicular transportation was a major design consideration throughout the planning process, which, as depicted in **Figure 6**, accommodates and promotes bicycling as a feasible method of transportation throughout the entire property and according to Maricopa County standards.

In addition to bicycle and pedestrian routes affiliated with planned roadways, the Hidden Waters Ranch Development Master Plan also recommends several off-street paths and natural surface trails as discussed in the previous section. These routes are planned in support of the Maricopa County Trails Plan to meet and address regional trail goals. The Hassayampa Wash Corridors, which is approximately ½ mile to the east of the project, is identified within the Maricopa County Trails Plan as a significant trail corridor. Even though this regional trail is not located within the project, it is recognized that the proposed trails within the project be compatible with the regional trails that are planned in close proximity to the project area. The Hidden Waters Ranch Development Master Plan provides standards to promote the development of eight (8) foot wide natural surface trails as shown on the *Open Space Master Plan*. These trails will provide future connections to off-site points north and east of the Hidden Waters Ranch community. The *Open Space Master Plan* also identifies numerous local trails that connect various recreational and community amenities throughout the community.

c. Transit Opportunities

Although there is currently no public transit services available in this area, there may be opportunities for transit to serve this area in the future. On-street bus stops can be provided at appropriate intersections at such time when transit service is warranted in the area. Additionally, Valley Metro, the regional transit agency in the Phoenix area, encourages joint use park-and-ride facilities at major commercial centers and or regional park facilities to provide safe and convenient parking for regional commuters using express buses. The major commercial area at the intersection of Hidden Waters Parkway & Van Buren Street may be ideal candidate for a future joint-use park-and-ride facility at such time as express transit service becomes available.

HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

FIGURE 6
Vehicle & Bicycle
Circulation Plan

LEGEND

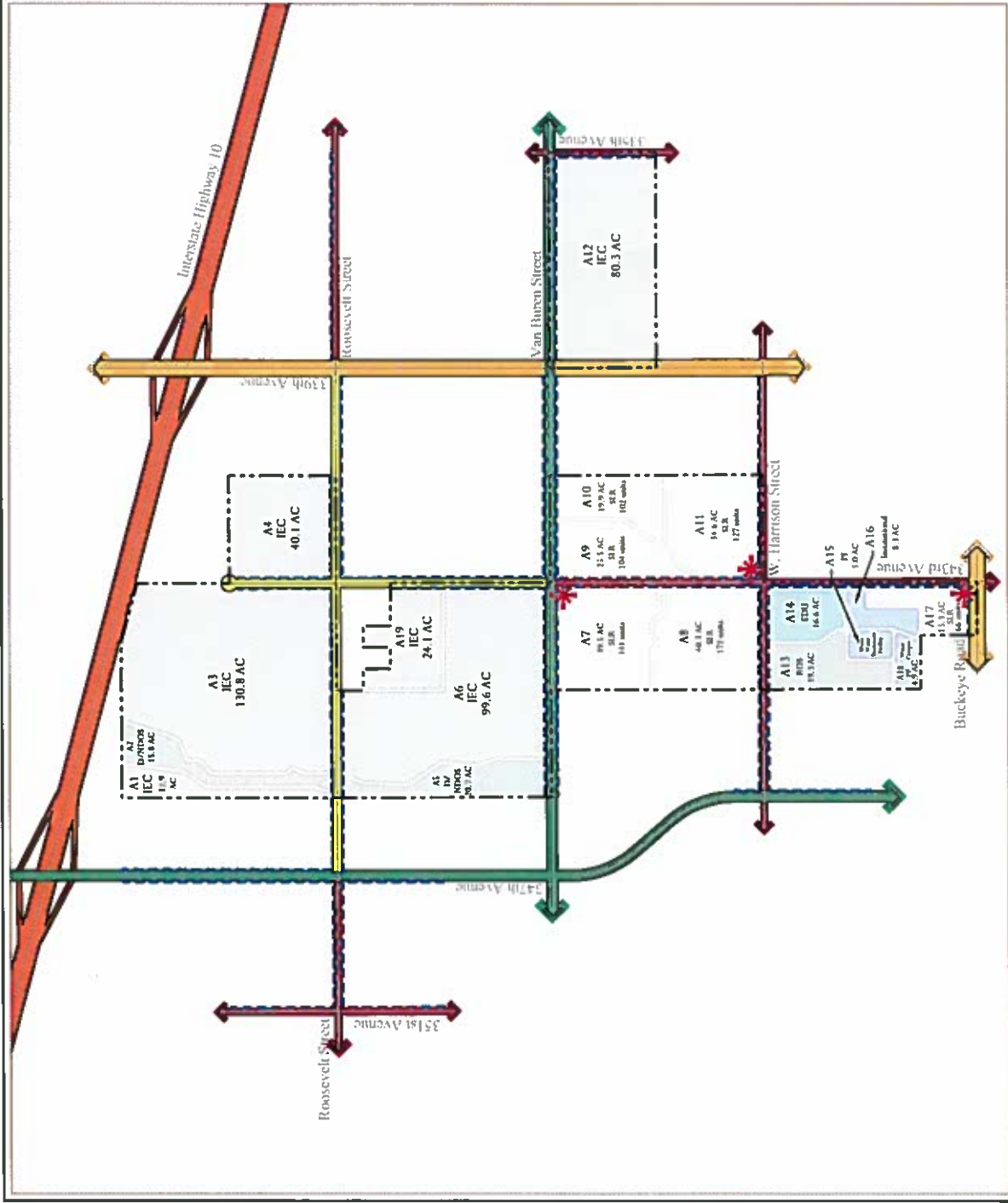
- Existing I-10 Freeway
- Parkway (200' ROW)
- Principal Arterial (130' ROW)
- Major Collector (110' ROW)
- Collector (80' ROW)
- Property Boundary
- Bicycle Lane
- Community Entry Monuments

* Plan shows adjacent off-site roads for illustrative purposes only.



CVA urban design studio
land planning landscape architecture
128 south 44th avenue • mesa, arizona 85205 • phone: 480.994.0994

05191 New Planning Industrial (CADD) Revised Zone Change Exhibit 1 YAC
Comments Revised 10-27-08 Village Circulation Plan 10-27-08.dwg



I. DEVELOPMENT PHASING SCHEDULE

Four development phases with potential additional sub-phases are anticipated for the proposed build-out of the property. **Figure 7, *Development and Infrastructure Phasing Plan***, shows the location of the proposed project phasing. The extension of project infrastructure to each of the development phases will be accomplished in a manner consistent with the need for such infrastructure within each phase. The development phasing plan anticipate staging the project in four primary phases with each phase anticipated to occur at approximately 2-4 year intervals, depending on market conditions. It should be noted that although the current proposed phasing plan identifies four phases, it may be that some phases are developed concurrently, or that sub-phases within the overall phasing area occurs. For example, some of the parcels identified within Phase 1 may develop before other parcels within that same phase depending on market conditions and absorption rates. Infrastructure requirements within each phase and/or sub-phase areas will be developed concurrent with the development of the individual development parcels to ensure appropriate infrastructure is provided to serve each development. At its discretion, the Maricopa County Planning and Development Department may administratively approve changes to the phasing plan. The current development schedule is projected as follows:

- Phase 1A: 2009 - 2012
- Phase 1B: 2010 - 2014
- Phase 2: 2013 - 2016
- Phase 5: 2023 – 2025*

* Note that Phase 5 is not identified in consecutive years behind Phase 2. This is due to the fact that the property within Phase 5 will not develop until the adjacent State Land property develops in a later phase of the overall Development Master Plan due to the constraints of property ownership and access to the Phase 5 parcel.

It is estimated that total project build-out will take approximately 7-10 years (with the exception of Phase 5). This estimate may vary depending upon the influence of various external factors such as overall market conditions and housing demand.

Zone Change Application

HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

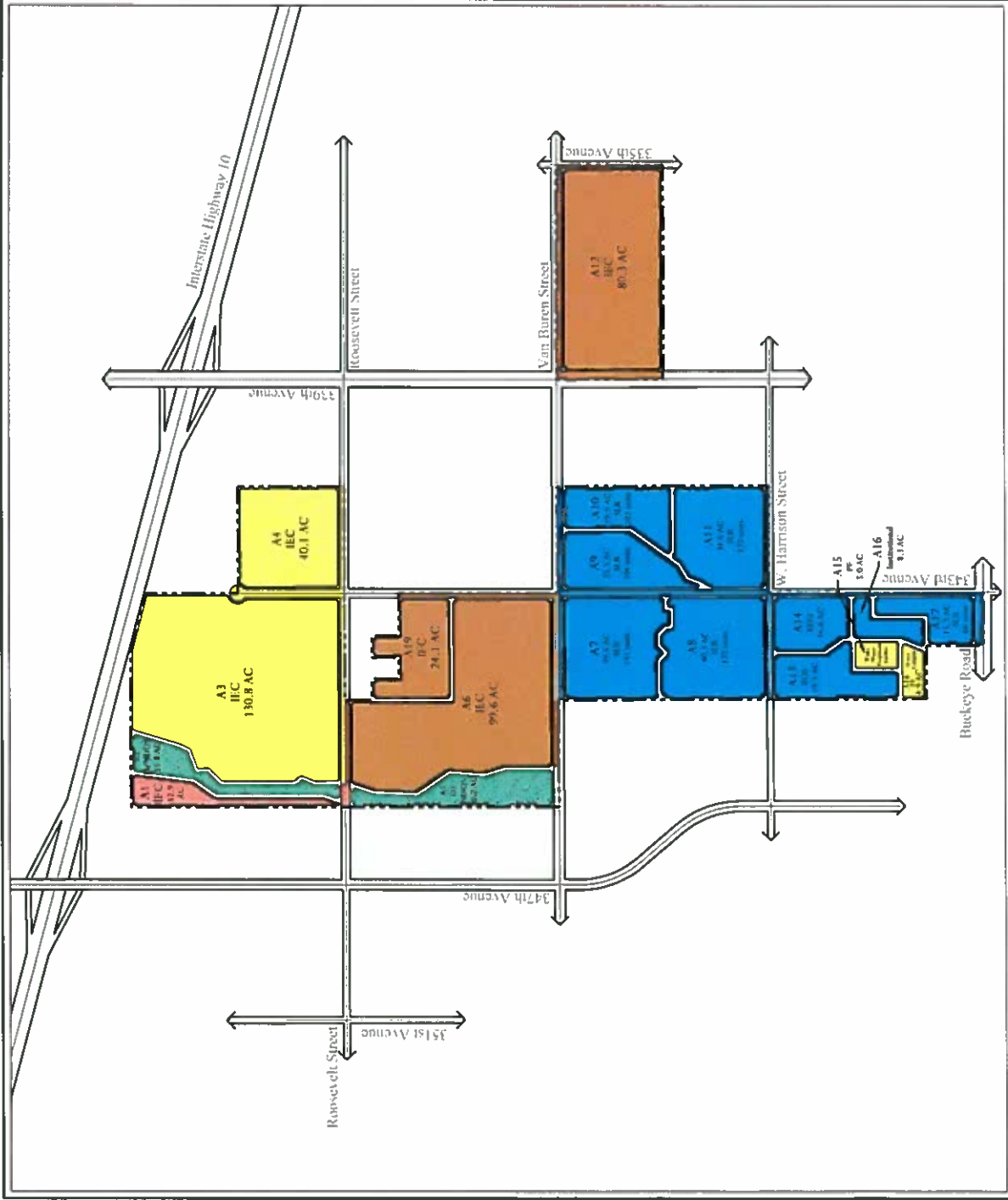
FIGURE 7 Development and Infrastructure Phasing Plan

LEGEND

- Property Boundary
- Phase 1A - 2009-2012
- Phase 1B - 2010-2014
- Phase 2 - 2013-2016
- Phase 5 - 2023-2025
- D/NDOS



05199 New Planning Infrastructure/CAUV Revised Zone Change Hidden Waters Ranch
(Comments Revised 10-7-08) Figure 7 - Development Phasing Plan 10-7-08.dwg



J. COMMUNITY FACILITIES AND SERVICES

1. Existing Schools

The Hidden Waters Ranch property is located in the Saddle Mountain Unified School District #90. There are currently four schools in the Saddle Mountain USD. The elementary schools include Ruth Fisher Elementary School, located at 38201 W. Indian School Rd. (Wintersburg Rd. & Indian School Rd.), Tonopah, AZ 85354, Winters Well Elementary School, located at 35220 W. Buckeye Road, Tonopah, AZ, 85354 and the Tartesso Elementary School (scheduled to open in August 2008) located at 29677 W. Indianola Road, Buckeye, AZ 85326. The high school within the district is Tonopah Valley High School, located at 38201 W. Indian School Road, Tonopah, AZ 85354. The location of these facilities can be seen in **Figure 3, Regional Facilities Map**.

2. Proposed Schools

The Hidden Waters Ranch Zone Change property has planned an elementary school facility on site to respond to student population projections. The school facility planning (including student projections) has been reviewed and discussed with the Saddle Mountain Unified School District. The applicant met with Ms. Roxanne Morris, Superintendent for the Saddle Mountain Unified School District to discuss the plan, and more specifically, the size, location, and student projections for the school within the Hidden Waters Ranch community.

Based on meetings with the school district, student projection formulas have been used to determine the appropriate number of schools based on approximately 800 students per school for K-8 and 1,200 students for High School. Below are the formulas used to determine student projections:

- Residential student projection is .32 students per unit for K-8 and .10 students per unit for High School students.

Based on the projection formulas defined above, the projected number of students and school facilities within the Hidden Waters Ranch Community is as follows:

- K-8 Projected Students: 228
- K-8 Schools Needed: 0.29 (based on 800 students per school)
- High School Projected Students: 71
- High Schools Needed: 0.06 (based on 1,200 students per school)

Based on these formulas, a high school is not warranted on site, and the school Superintendent is reviewing the existing and planned high school sites to determine the most appropriate high school for students living in this development to attend. The formulas identify the need for 0.29, or approximately 1/3 of a K-8 school for the property included with the Zone Change. The master plan includes one K-8 school that can accommodate 900-1,000 students, more than the typical school due to the larger size of the school site. The school site is proposed on 17 acre, plus there is a 19 acre park immediately adjacent which may allow for some joint use recreational amenities between the school and the park. Although the typical standard for Saddle Mountain

Unified School District is approximately 13-15 acres for a school site service approximately 800 students, the school Superintendent indicated that with the larger size school site proposed (17 acres plus an adjacent park), they will be able to accommodate up to 1,000 students at this school. Based on the larger school site, this school will accommodate all of the students generated by this Zone Change request and the overall Development Master Plan. The developer has also agreed to enter into a developer assistance agreement with the school district to provide a land donation and/or per-rooftop contribution for schools to serve the projected population.

3. Parks, Open Space & Trails

The Hidden Waters Ranch Planned Community will include numerous opportunities for active and passive recreation through the non-developable open space/wash corridor areas, developed parks and trails proposed throughout the community. The combination of the natural wash corridors and a proposed trail system throughout this community is one of the design features that will make this community attractive to many different lifestyle choices. With immediate access to the Hassayampa River area, opportunities for many types of recreation will be abundant in this area. **Figure 9: Open Space Master Plan** shows the overall open space plan proposed as part of the rezoning application. **Figure 9** also identifies the ½ mile walking distance from the neighborhood park and the ¼ mile walking distance from mini-parks for all residential parcels. You will notice from this exhibit that every single residential development is within ¼ mile of a mini-park and almost all are within ½ mile of a neighborhood park.

Neighborhood Parks

A neighborhood park totaling approximately 19.3 acres in size will be provided for the community. The location of this park has been strategically placed in the development to be immediately adjacent to the elementary school site as well as to provide an appropriate buffer from the wastewater reclamation facility. The neighborhood park will be connected to the trail system proposed throughout the community as shown graphically on **Figure 9: Open Space Master Plan**, and through sidewalks along all public streets. The park will include amenities such as playgrounds, tot lots, sport courts, ball fields, picnic tables, seating areas, a lake, turf areas and landscaped open space, and is located such that residential developments are within approximately 1/2 mile of the neighborhood park.

School

A 16.6 acre school site has been proposed within the Hidden Waters Ranch community. The school site has been strategically located within the development to provide close proximity to the surrounding residential subdivisions. A neighborhood park has been placed adjacent to the school site to provide additional open space and recreational benefit to the students and residents of the community. The school site will provide various recreational amenities and there will be opportunities available within the school property for residents to use and enjoy during non-school hours, including ball fields, playgrounds, turf areas and meeting facilities. Coupled with the proximity of the neighborhood park, the school facility will create a neighborhood activity center and focal point for residents within the development. For purposes of open space calculations, it is assumed that 30% of the school site will include recreational and community amenities for the neighborhoods in which they are location. As such, 30%

of the acreage (approximately 5 acres) for school sites is included in the recreational open space calculations for the project.

Mini Parks

In addition to the neighborhood parks, a series of smaller mini parks will be provided throughout the development within and/or adjacent to the residential development parcels. The location of these parks have been defined within **Figure 9, *Open Space Master Plan***, and have been located to provide access within a comfortable 5-minute walking distance (¼ mile radius) to all of the various surrounding residential development parcels. The mini parks will be designed to provide amenities such as tot lots, picnic areas, shade ramadas and turf areas. Approximately 4 acres of mini parks are proposed as part of the plan.

Additional Developed Open Space

Additional developed open spaces will be provided within the individual subdivisions as the plats are developed. Each development parcel will include small areas of additional active and/or passive developed open space and landscape tracts to be determined at the time of plat for each development parcel. Approximately 3 acres of additional developed open space will be provided throughout the community. These open spaces may also serve as retention basins.

Multi-Use Trails

The Hidden Waters Ranch development proposes a community multi-use trail system to enhance recreational opportunities, connect various recreational and community amenities, and promotes alternative means of mobility throughout the community. The existing Dickey Wash will be utilized in the multi-use trail network with the allocation of a trail along the entire length of the wash corridor, providing a north-south alignment that provides community access to the amenity of the wash. There are also several other proposed local trails and/or sidewalk connections within the community that will be designed to connect the school, neighborhood parks, mini parks and various residential, commercial and employment development parcels throughout the community. These trails and/or sidewalk connections will include a combination of natural compacted material and paved surfaces to be determined at the time of plat for each trail segment. Sidewalks will be concrete and will be provided on all public streets throughout the development. Grade separated crossings will not be provided, however, trails will be connected to sidewalks with links to signalized intersections with cross walks for safe pedestrian crossing. See **Figure 9: *Open Space Master Plan*** for location of proposed trails.

The phasing of the trails will follow the general phasing of the project as a whole, with trails being built in conjunction with each adjacent development parcel. Additionally, the sidewalks for all local streets will be determined at the time of plat and will be built as the individual subdivisions are constructed for each development parcel.

Dedicated/Non-Developable Open Space

The project proposes to preserve the major wash corridor that exists on the western portion of the property as dedicated non-developable open space that may be used as passive recreation opportunities and/or trail connections throughout the development. The only improvements to these areas are road and/or utility crossings and the trail system along the fringe of the corridor. The implementation of wash corridor

preservation will be based on detailed hydrologic analysis during the subdivision plat process. In general, these corridors will conform to the configuration identified on **Figure 8: Land Use Plan** and **Figure 9: Open Space Master Plan**. Approximately 36.5 acres of the wash corridor will be preserved within the community.

The combination of all open space areas, including the neighborhood park, school, mini parks, developed open space, trails and dedicated non-developable open spaces is estimated to include approximately 67.8 acres of open space. This translates to approximately 10% of the total gross area of the project, and approximately 40% of the net residential area.

Subdivision Design Techniques to Enhance Open Space Features

Since active and passive recreation and open space will be a critical marketing feature for this community, it is important that the extensive open space network is clearly visible and accessible to the entire community. As such, design techniques will be incorporated into the subdivision and site planning process at the time of platting for the project to ensure that residents within the community achieve the maximum benefit of the open space features. Residential subdivisions will be design to open up to the natural and improved open space features through design techniques such as street frontage along improved parks, cul-de-sacs that terminate at open spaces, trail connections into the subdivisions, and wide non-motorized access points between the residential subdivisions and open space features. Non-residential site plans will also be designed to provide safe and attractive non-motorized trail connections to encourage alternative forms of transportation other than the private automobile. A walkable community is a critical design amenity that will be strived for as the community develops over time.

Table 3: Open Space Summary Table

Type	Acres
Neighborhood Parks	19.3
School	5
Mini Parks	4
Developed. O.S.	3
Dedicated Non-Dev. O.S.	36.5
Total	67.8

Zone Change Application

HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

FIGURE 8
Land Use Plan

- LEGEND**
- Property Boundary
 - SLR - Small Lot Residential (2-5 du/ac)
 - MUEC - Mixed Use Employment Center
 - ROS - Recreational Open Space
 - D/NDOS - Dedicated Non-Developable OS
 - EDU - Educational (Elementary School)
 - IEC - Industrial/Employment Center
 - PF - Public Facilities/Institutional

Legend	Land Use Designation	Total AC	% Total
SLR	Small Lot Residential (2-5 du/ac)	173.1	27%
IEC	Industrial/Employment Center	9.9	1%
EDU	Educational (Elementary School)	6.5	1%
IEC	Industrial/Employment Center	16.6	2%
IEC	Industrial/Employment Center	367.8	57%
IEC	Industrial/Employment Center	19.5	3%
IEC	Industrial/Employment Center	56.5	9%
Total		888.0	100%

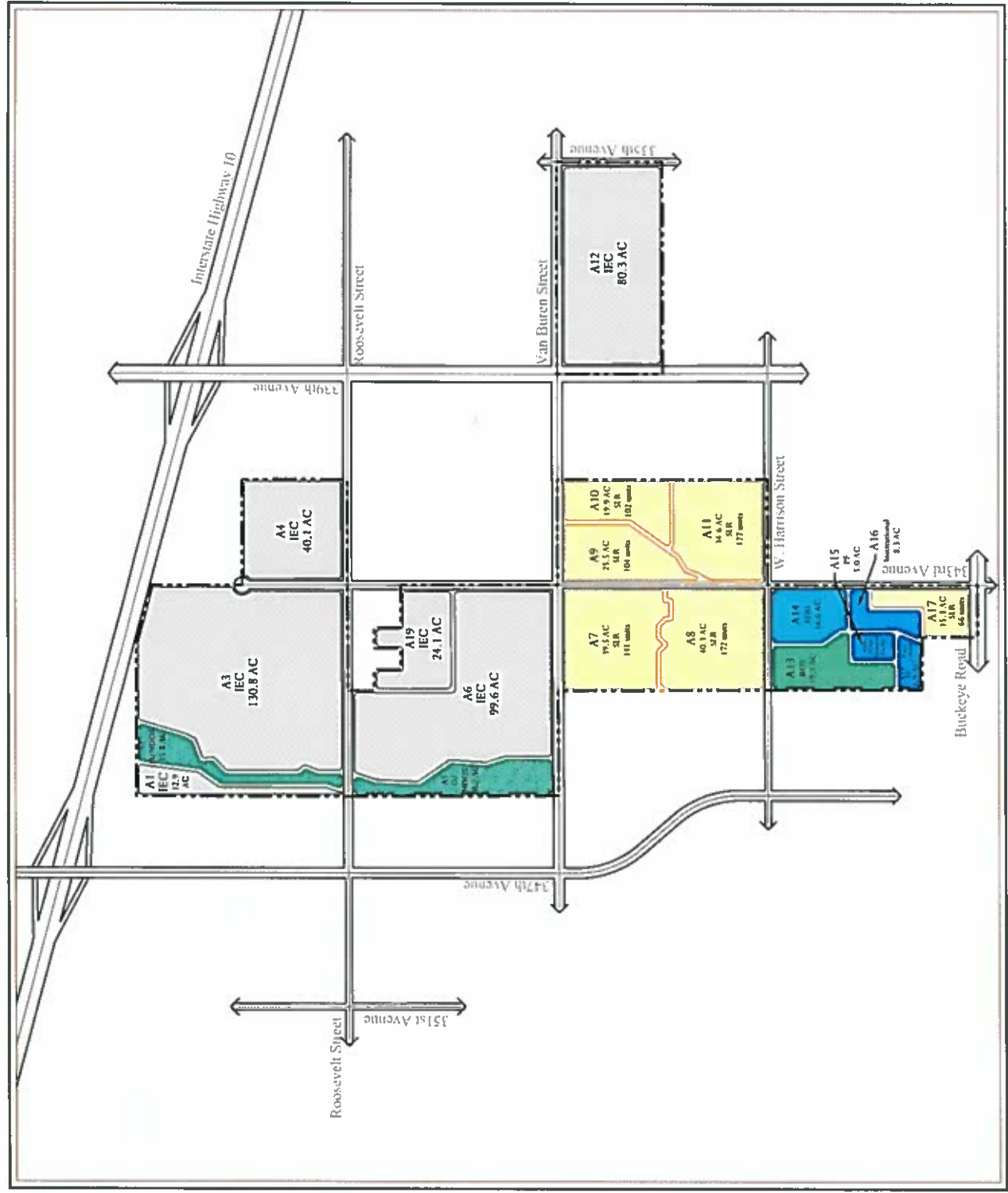
SCALE (+/-)

NORTH

Date: 02.11.06
Job No.: 0559
Drawn/Checked: PJA/ARL
Reviewed: PJA/ARL
10.10.08

CVA urban design studio
land planning landscape architecture
128 south 48th avenue • tempe, arizona 85281 • phone: 480.944.8994

0559 New Planning Industrial/CAD Revised Zone Change Exhibit ATAC
(Comments Section) 10-7-08 11:08 AM Land Use Plan 10-7-08 11:08 AM



Zone Change Application

HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

FIGURE 9
Open Space Master Plan

LEGEND

- Property Boundary
- (D/NDOS) Dedicated/Non-Developable Open Space
- (ROS) Neighborhood Park
- Mini Park
- K-8 School
- Trail System
- 1/2 Mile Walking Distance From Neighborhood Park
- 1/4 Mile Walking Distance From Mini Park

OPEN SPACE SUMMARY

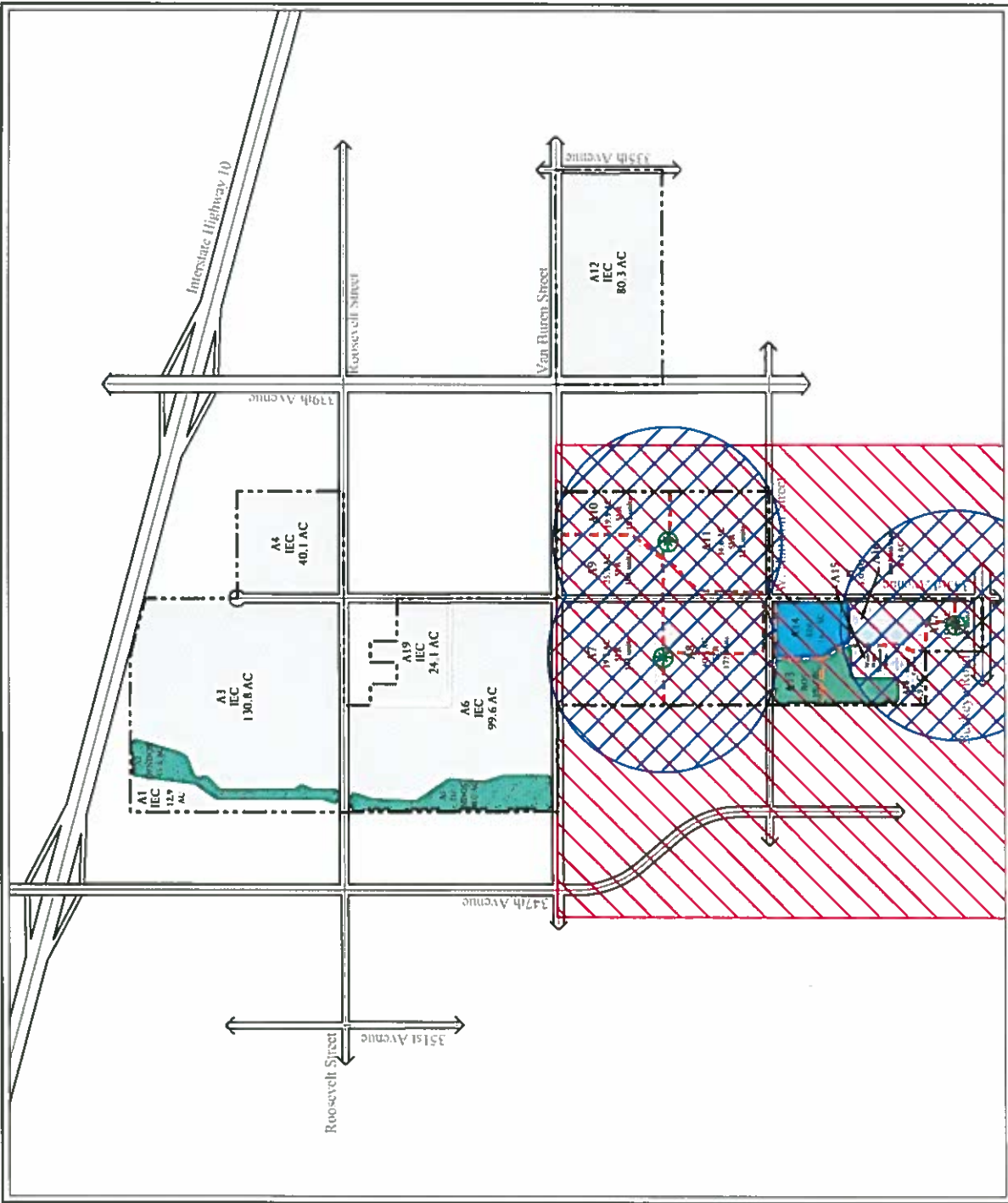
Type	Acres
Neighborhood Parks	19.3
School	5.0
Mini Parks	4.0
Developed O.S.	1.0
Dedicated Non-Dev. O.S.	16.5
Total	67.8



Scale: 1" = 40' / 1" = 80'
 Date: 01.15.06
 Job No.: 0519
 Design by: PPR
 Revised: 10.10.08



0519 New Planning Industrial V-CAD (Revised DMAP Exhibit) VTAC
 Comments Revised 10/2/08 Vfile ID - Open Space Master Plan 10/2/08.dwg



K. PUBLIC UTILITIES AND SERVICES

1. Water Service District

Water will be provided by the Water Utility of Greater Tonopah (WUGT) and will be supplied through groundwater wells. ADWR database search indicates that there are several high production wells available that may be suitable for rehabilitation and outfitting as potable production supply wells. The groundwater wells will be designed to provide for the development's maximum day demand with one well out of service.

WUGT has a master plan for its entire service area whereby water-blending facilities are currently under construction to provide potable water that is a blend between groundwater and CAP water. When blended water is available to the site, this project will then be using that water instead of relying solely on the use of groundwater.

The development's topography is relatively flat. The maximum difference in elevation across the property is approximately 65 feet. Therefore, a single pressure zone will be sufficient to serve the entire project.

The quality of the water provided to the development will meet all standards for treatment. A water treatment facility would be provided if needed, and would be located in the southern end of the development.

Water storage facilities will be designed to meet the standards established by Global Water Resources. The facilities will be sized to hold a minimum of 1.8 million gallons of water, which is equivalent to 30% of the maximum day demand plus a fire flow reserve of 2,500 gpm for two hours.

For additional details related to water availability and service, refer to the Water Master Plan submitted with this DMP under separate cover.

2. Wastewater Service District

Hassayampa Utilities Company (HUC), a wholly-owned subsidiary of Global Water Resources (GWR), will provide wastewater service for the property. HUC will design and construct a new wastewater reclamation facility (WRF) to serve the property and surrounding developments. The proposed location of the WRF is identified in **Figure 9, Land Use Plan**. The WRF will be phased to meet construction of the development. Upon full build out of the Hidden Waters Ranch development, the WRF will have a capacity of 2.4 MGD, based on a flow of 320 gallons per dwelling unit for residential areas, 1,500 gallons per acre for commercial areas, and a peaking factor of 20%, as required by Maricopa County. The MAG 208 indicates that the maximum capacity for the WRF is expected to be approximately 10 MGD once the surrounding developments are built out.

For details related to the wastewater service for the project, refer to the Wastewater Master Plan submitted with this DMP under separate cover.

3. Electric

The Hidden Waters Ranch project is within the Arizona Public Service (APS) electrical service area.

4. Telephone

Telephone service to the Hidden Waters Ranch project may be provided by Qwest Communications and/or Cox Cable digital phone service.

5. Cable Television

Cable television service to the Hidden Waters Ranch project can be provided by Cox Communications Company. Various satellite television companies can also serve the property.

6. Natural Gas

Southwest Gas will provide natural gas service to the project.

7. Refuse Collection Districts

A refuse collection district does not currently serve the Hidden Waters Ranch property. A contract with a private collection service will be provided for refuse collection services.

8. Fire Service

The project area is located within the Tonopah Valley Fire District, which covers approximately 330 square miles. The current operating station for the Tonopah Valley Fire District is located at 36511 West Salome Highway, Tonopah, AZ 85354, approximately 8 miles from the Hidden Waters Parkway and I-10 Interchange. The station is manned 7 days a week, 24 hours a day with 2 firefighters/EMT's. There are also 15 volunteer firefighters.

In order to provide appropriate response times for this development, a new fire station site is proposed on Roosevelt Street between Hidden Waters Parkway and 343rd Avenue. This station has been located to provide acceptable response time for the entire development as well as various surrounding properties. Although not included in this zone change request, the fire station is part of the overall master plan for the project.

A Will Serve letter dated November 12, 2008 from the Tonopah Valley Fire District Fire Chief has been provided to indicate their intent to serve the property. Formal annexation of the property into the Tonopah Valley Fire District will occur at the request of the District prior to commencement of the first phase of development.

9. Law Enforcement Services District

The Hidden Waters Ranch property is currently within the jurisdiction of the Maricopa County Sheriff's Department. As such, the Maricopa County Sheriff's Department will continue to provide law enforcement services to the property. Specifically, the property is located in District 2, which provides services to the rural areas of Buckeye, Laveen, Mobile, Rainbow Valley, Tonopah, and the town of Gila Bend, all communities within the southwest quadrant of Maricopa County. The southwest quadrant encompasses an area totaling 5,200 square miles.

The main station for District 2 is located at 920 E. Van Buren Avenue, Avondale, AZ 85323, with two substations located at 100 N. Apache Boulevard, Buckeye, AZ 85326 and 303 W. Pima Street, Gila Bend, AZ 85337. The approximate location of the nearest substation is identified in **Figure 10, *Regional Facilities Map***. A development agreement between the property owner and the Maricopa County Sheriff's Department will be executed prior to Final Plat approval to ensure adequate resources are available to provide an appropriate level of service to the project.

10. Library Services

The nearest regional library services to the property is provided by the Maricopa County Library Services District. The closest county library is located in Litchfield Park at 101 W. Wigwam Blvd. The Litchfield Park Branch Library serves the west valley Tri-City area of Litchfield Park, Avondale and Goodyear.

There is also a public city library located at 310 N. 6th Street in Buckeye, AZ. These library services are provided by the City of Buckeye.

Zone Change Application

HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

FIGURE 10
Regional Facilities

Approximately Five (5) mile radius

LEGEND

Proposed DMP Site

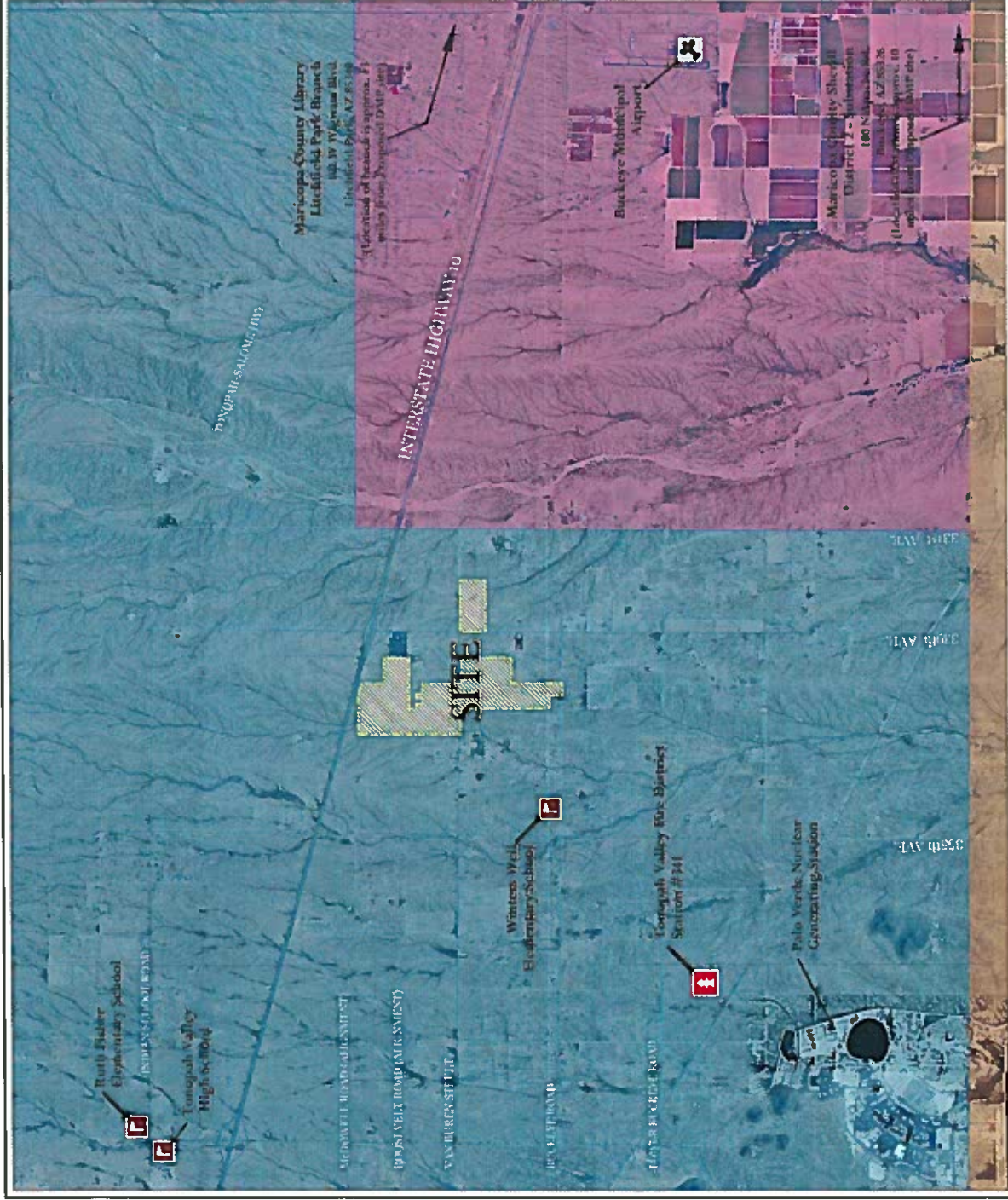
- Saddle Mountain Unified School District
- Palo Verde School District
- Arlington Elementary School District

- Public Airport
- Fire Station
- Public School



CVA urban design studio
land planning landscape architecture
125 north 48 avenue • mesa, arizona 85201 • phone: 480.944.8944

0559A New Planning Industrial VAD (Vertical Zone Change) Urban A
Fig. 10 - Regional Facilities



L. RUPD COMPARISON CHART

See **Table 2, *Residential Unit Plan of Development Comparison Table*** for a comparison of the Maricopa County base standards and the development standards proposed as part of the RUPD request.

M. OTHER INFORMATION HELPFUL IN EVALUATING THE REQUEST

Prior to this zone change request, the applicant submitted a major amendment to the approved Hidden Waters Ranch Development Master Plan for a larger 1,314 acre master plan. This DMP Amendment will provide the framework and criteria for the proposed Zone Change application, as the proposed 653.5 acres are part of the DMP Amendment. In addition to the information provided with this zone change application, additional detailed information regarding the Hidden Waters Ranch project is provided with the DMP Amendment for the property. This includes details related to the property's site analysis, master plan components such as land uses, circulation, drainage, landscape, utilities, and property management issues. This additional information may be useful as supplemental information when reviewing this zone change request.

N: Appendix:

Property Written Legal Description and Zoning Dimension Plan

**LEGAL DESCRIPTION
339 TH AVE & INTERSTATE 10
DEVELOPMENT MASTER PLAN**

A PARCEL OF LAND BEING A PORTION OF SECTIONS 4, 5, 6, 8, AND 9 OF TOWNSHIP 1 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN WHOSE AGGREGATE AREA IS DESCRIBED BY THE FOLLOWING 5 PARCEL DESCRIPTIONS:

PARCEL 1:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING SOUTH OF INTERSTATE HIGHWAY 10 RIGHT-OF-WAY.

TOGETHER WITH:

PARCEL 2:

THAT PORTION OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING SOUTH OF INTERSTATE HIGHWAY 10 RIGHT-OF-WAY, EXCEPT THE EAST HALF OF THE NORTHEAST QUARTER THEREOF, AND EXCEPT THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER.

TOGETHER WITH:

PARCEL 3:

THE EAST HALF OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, AND EXCEPT THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6.

TOGETHER WITH:

PARCEL 4:

THE NORTH HALF, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER, AND THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER, EXCEPT THE SOUTH 701.62 FEET OF SAID WEST HALF, OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, AND EXCEPT THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5.

TOGETHER WITH:

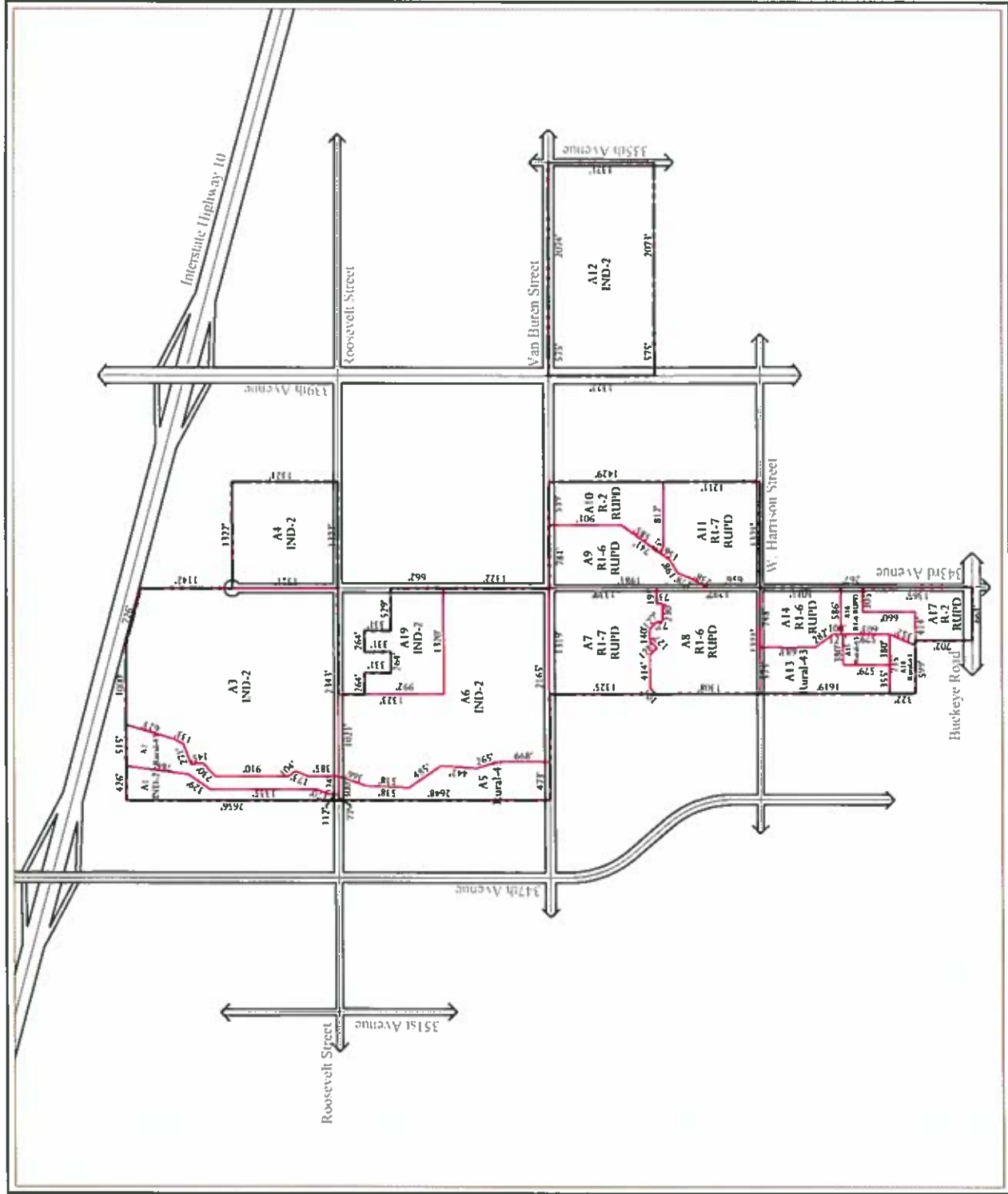
PARCEL 5:

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

04472LD_R2



Q159\New Manning Industrial\CA13\Res loc\Zone Change\1:sublots\TAC
(Contract) Received 10-7-08 3:02pm, Transmission Plan 10-7-08.dwg





Maricopa County

Planning & Development Department

Rachel Applegate
Planner
501 N. 44th Street, Suite 100
Phoenix, Arizona 85008
Phone: (602) 372-0318
Fax: (602) 506-3711
www.maricopa.gov/planning

November 4, 2009

Mark Reddie
LVA Urban Design
120 S. Ash Avenue
Tempe, Arizona 85251

Subject: Maricopa County Case Z2007073

On November 4, 2009, the Maricopa County Board of Supervisors approved your request for a Zone change from Rural-43 to Rural-43, R1-7 RUPD, R1-6 RUPD, R-2 RUPD, and IND-2 with a Planned Area of Development (PAD) over the entire site on 653.5 acres for Hidden Waters Ranch. The property is located south of Interstate-10, between 335th Ave. and 347th Ave. alignment in the Tonopah area.

Approval is subject to the following stipulations:

- a. Development of the site shall be in conformance with the Narrative Report entitled, "Hidden Waters Ranch A Master Planned Community", consisting of forty-five (45) pages, dated revised April 2009, and date stamped received April 29, 2009, except as modified by the following stipulations.
- b. Development of the site shall comply with the Landscape Plan entitled "Hidden Waters Ranch Conceptual Landscape Plan", consisting of nine (9) full-size sheets, dated revised October 31, 2008, and date stamped received November 25, 2008, except as modified by the following stipulations. All trees shall be double-staked when installed.
- c. The following R1-7 RUPD PAD, R1-6 RUPD PAD, and R-2 RUPD PAD zoning districts for Hidden Waters Ranch shall be subject to the following development standards:

Maricopa County
Planning & Development
Department
501 N. 44th Street, Suite 100
Phoenix, Arizona 85008
Phone: (602) 372-0318
Fax: (602) 506-3711

REGULATION	BASE ZONING DISTRICT REGULATIONS (R1-7)	PROPOSED ZONING DISTRICT REGULATIONS (R1-7 RUPD) PAD
Height	30'/2 stories	30'/2 stories
Front Yard	20'	10'
Front Facing Garage	N/A	18'
Side Yard	5'	5'
Street-side Yard	10'	10'
Rear Yard	25'	15'
Lot Area	7,000 sq. ft.	7,000 sq. ft.
Lot Width	70'	54'
Lot Area per Dwelling Unit	7,000 sq. ft.	7,500 sq. ft.
Lot Coverage	35%	45%
Distance Between Buildings	15'	15'
Parking Spaces	2	2
Wall Height/Theme Wall	6' (an additional 6" shall be allowed for wall columns and wall caps) 3'-6" maximum wall height within front yard setback (1111.5.3.1)	6' (an additional 6" shall be allowed for wall columns and wall caps) 3'-6" maximum wall height within the front yard setback of residential lots
Wall/Retaining Wall Combination	9'	9'

REGULATION	BASE ZONING DISTRICT REGULATIONS (R1-6)	PROPOSED ZONING DISTRICT REGULATIONS (R1-6 RUPD) PAD
Height	30'/2 stories	30'/2 stories
Front Yard	20'	10'
Front Facing Garage	N/A	18'
Side Yard	5'	5'
Street-side Yard	10'	10'
Rear Yard	25'	15'
Lot Area	6,000 sq. ft.	6,000 sq. ft.
Lot Width	60'	45'
Lot Area per Dwelling Unit	6,000 sq. ft.	6,500 sq. ft.
Lot Coverage	40%	50%
Distance Between Buildings	10'	10'
Parking Spaces	2	2
Wall Height/Theme Wall	6' (an additional 6" shall be allowed for wall columns and wall caps) 3'-6" maximum wall height within front yard setback (1111.5.3.1)	6' (an additional 6" shall be allowed for wall columns and wall caps) 3'-6" maximum wall height within the front yard setback of residential lots
Wall/Retaining Wall Combination	9'	9'

REGULATION	BASE ZONING DISTRICT REGULATIONS (R-2)	PROPOSED ZONING DISTRICT REGULATIONS (R-2 RUPD) PAD
Height	30'/2 stories	30'/2 stories
Front Yard	20'	10'
Front Facing Garage	N/A	18'
Side Yard	5'	5'
Street-side Yard	10'	10'
Rear Yard	25'	15'
Lot Area	6,000 sq. ft.	5,000 sq. ft.
Lot Width	60'	36'
Lot Area per Dwelling Unit	4,000 sq. ft.	5,500 sq. ft.
Lot Coverage	50%	55%
Distance Between Buildings	10'	10'
Parking Spaces	2	2
Wall Height/Theme Wall	6' (an additional 6" shall be allowed for wall columns and wall caps) 3'-6" maximum wall height within front yard setback (1111.5.3.1)	6' (an additional 6" shall be allowed for wall columns and wall caps) 3'-6" maximum wall height within the front yard setback of residential lots
Wall/Retaining Wall Combination	9'	9'

- d. All transformers, back-flow prevention devices, utility boxes and all other utility related ground mounted equipment shall be painted to complement the development and shall be screened with landscape material where possible. All HVAC units shall be ground-mounted or screened with a continuous parapet for commercial projects.
- e. The following Maricopa County Department of Transportation stipulations shall apply:
 1. The Developer has provided a Traffic Impact Study (TIS). The TIS has been approved. The Phase TIS shall comply with MCDOT requirements and the offsite improvements necessary to accommodate the anticipated traffic demands. The TIS shall be updated with each development phase to reflect current conditions and any changes to the development plan. Since the only existing traffic generator in the area of this development is the truck stop at the SW corner of I-10 and 339th Ave., which also abuts this development, there is still a concern of how Hidden Waters traffic (Phase 1 – 2) and the truck stop traffic will interact, especially at the 339th Ave./Roosevelt St. intersection. MCDOT will require that Hidden Waters coordinate with the truck stop concerning off-site improvements prior to any plan or plat approval. Intersection improvement plans shall also include dual left turn lanes EB to NB and a right turn lane SB to EB and all underground conduit and pullboxes for the future signal. The project must comply with all recommendations in the MCDOT approved TIS.

2. The Developer shall make a contribution to regional transportation infrastructure. The contribution shall be \$3,281.00 per residential dwelling unit and shall be paid to MCDOT at the time individual building permits are issued, or per an alternate agreement, as approved by MCDOT.
3. The Developer shall provide the ultimate full or half-width of right-of-way for all public roadways. Right-of-way shall be provided as follows:
 - A) Buckeye Road: 100 Feet (Half-width)
 - B) Harrison Street: 40 Feet (Half-width); 80 Feet (Full-width)
 - C) Van Buren Street: 65 Feet (Half-width); 130 Feet (Full-width)
 - D) Roosevelt Street: Western Boundary to 341st Avenue
55 Feet (Half-width); 110 Feet (Full-width)

(THE TIS NEEDS TO DOCUMENT NON-STANDARD R/W.)

- E) 343rd Avenue, Buckeye Road to Van Buren Street:
40 Feet (Half-width); 80 Feet (Full-width)
- 343rd Avenue, Van Buren Street to Northern Project Boundary:
55 Feet (Half-width); 110 Feet (Full-width)

(THE TIS NEEDS TO DOCUMENT NON-STANDARD R/W.)

- F) 339th Avenue: 100 Feet (Half-width)
- G) 335th Avenue: 40 Feet (Half-width)

The above references interior and perimeter roads. (The project boundary is the centerline of all perimeter roadways and/or roadway alignments.) Full-width right-of-way shall be provided where the entire roadway is within the development (interior roadways). Half-width right-of-way shall be provided where "half" of the roadway is within the development (perimeter roadways). Additional right-of-way shall be dedicated at any intersections where future dual left turn lanes are possible. The widened right-of-way section shall accommodate the length of the left turn lane, including reverse curves.

The Developer shall reserve sufficient right-of-way for transportation facilities in compliance with the MAG Hassayampa Study, including sufficient right-of-way for widening of I-10.

4. The Developer shall be responsible for design and construction of the ultimate full-width of all interior roadways, and the ultimate half-width of all perimeter roadways, unless approved otherwise by MCDOT. All roadways must meet all county standards in effect at the time they are improved. (This includes, but is not limited to the "MCDOT Roadway Design Manual," including TIS infrastructure requirements and the "Drainage Policies and Standards for Maricopa County.") Half-width roadways must be designed and constructed so as to safely carry two-way traffic until the ultimate roadway is constructed. Roadway improvement plans must be approved and permitted by MCDOT. The Developer shall relocate well site(s) and/or provide additional right-of-way in the event of conflict with any transportation facilities.
5. The Developer is responsible for assuring paved access to their site at the time of development or at the first final plat.

6. The Developer shall provide all-weather access to all parcels and lots, and on all arterial roadways.
 7. The Developer shall provide and make available a minimum of two access points to each development phase and/or subdivision unit.
 8. The Developer shall not locate elementary or middle schools on arterial roads. (The schools may not "back up" to arterials.) Pedestrian routes to school shall be planned so if necessary, the route to school shall only cross arterials at signalized intersections.
 9. The Developer shall design the development to promote pedestrian, bicycle and other alternative modes of transportation to public facilities within and adjacent to the site, by means in addition to the roadway system. Crossings of arterials at other than signalized intersections may be required to be grade separated. The Development shall prepare a comprehensive multimodal transportation and circulation plan (the "Multimodal Plan") which addresses public transit, bicycle, pedestrian, golf cart, equestrian, and other alternative uses. The Multimodal Plan must be approved before subsequent approval of any roadway improvement plans.
 10. If streetlights are provided, installation shall be provided by the Developer. If streetlights are within public rights-of-way, a Street Light Improvement District (SLID) or comparable authority shall be established to provide operation and maintenance. The Developer should contact the Office of Superintendent of Streets (602-506-8797) to initiate the SLID process.
 11. The Developer shall design landscaping to comply with all county requirements and to conform to the MCDOT Roadway Design Manual. The Developer (or as assigned to the Home Owner's Association (HOA)) shall be responsible for maintenance of landscaping within public rights-of-way.
 12. The Applicant shall provide a construction traffic circulation plan. The construction traffic circulation plan must be approved by MCDOT.
 13. The Applicant shall comply with all applicable local, state and federal requirements. (Dust control, noise mitigation, AZPDES, 404 permitting, etc.)
 14. The Developer shall provide written documentation of ADOT's review and response with each phase. ADOT documentation shall be received before any development phasing and/or final plat approval, or at the discretion of MCDOT.
- f. All interior streets within the proposed development are to be constructed to minimum County standards.
- g. The following Drainage Review stipulations shall apply:
1. All development and engineering design shall be in conformance with the Drainage Regulation, Drainage Policies and Standards and current engineering policies, standards and best practices at the time of application for construction.

2. Drainage review of this zone change cases is for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with the Drainage Regulation and design policies and standards.
 3. All proposed construction within a delineated floodplain must obtain a floodplain use permit from the Flood Control District of Maricopa County.
- h. The following Flood Control District stipulations shall apply:
1. The effective floodplain and floodway limits need to be shown on both the final plat and the grading plan.
 2. The electronic HEC-RAS files for the final hydraulic calculations need to be provided.
 3. Calculations for the lowest floor elevation for the lots within the floodplain are needed.
 4. The lowest floor elevation for all lots within the floodplain must be shown on the grading plan.
 5. The lowest floor elevations for all lots within the floodplain must be at least two (2) feet above the 100-year water surface elevation. If this area is to be removed by a Letter of Map Revision (LOMR), then a Conditional Letter of Map Revision (CLOMR) will be needed. A LOMR will be required prior to the final plat approval of the built infrastructure if a CLOMR was issued by FEMA.
 6. A note needs to be added to the final plat listing the lots located within the floodplain. In addition, the note needs to state that until a LOMR is approved by the Federal Emergency Management Agency (FEMA), the finished floor will need to be elevated to the regulatory flood elevation, and flood insurance will be required.
 7. No buildings will be allowed in the floodway.
- i. Prior to issuance of any permits for development of the site, the applicant/property owner shall obtain the necessary encroachment permits from the Maricopa County Department of Transportation (MCDOT) for landscaping or other improvements in the right-of-way.
- j. All outdoor lighting shall conform to the Maricopa County Zoning Ordinance.
- k. Development of the site shall be in compliance with all applicable Maricopa County Air Quality rules and regulations.
- l. An archeological survey shall be submitted to and approved by the Arizona State Historic Preservation Office prior to issuance of a grading permit. The applicant must contact the State office prior to initiating disturbance of the site. The applicant shall provide the Planning and Development Department with written proof of compliance with this stipulation.

- m. Development and use of the site shall comply with requirements for fire protection measures as deemed necessary by the applicable fire department. Prior to issuance of zoning clearance or Final Plat approval, the applicant shall seek review and comment from the applicable fire protection agency, and shall provide written confirmation that the site will be developed in accordance with their requirements.
- n. Prior to zoning clearance or Final Plat approval, developer(s) and/or builder(s) shall establish emergency fire protection services, covering all real property contained within the project area during course of construction and shall obtain a 'will serve' letter substantiating coverage from the appropriate Fire Department servicing the site.
- o. The applicant or his successor shall obtain approval of any development plans from the Office of the Arizona State Fire Marshal prior to any construction.
- p. Variations to the development standards as indicated in the approved Unit Plan of Development (UPD) table may be varied by the Board of Adjustment in accordance with Article 303.2.2 of the Maricopa County Zoning Ordinance (MCZO).
- q. Amendments to the site plan and narrative report shall be processed as a revised application in accordance with Maricopa County Zoning Ordinance Article 304.9.
- r. Noncompliance with the conditions of approval will be treated as a violation in accordance with the Maricopa County Zoning Ordinance. Further, noncompliance of the conditions of approval may be grounds for the Planning and Zoning Commission to take action in accordance with Chapter 3 (Conditional Zoning).
- s. Non-compliance with the regulations administered by the Maricopa County Environmental Services Department, Maricopa County Department of Transportation, Drainage Review Division, Planning and Development Department, or the Flood Control District of Maricopa County may be grounds for initiating a revocation of this Zone Change as set forth in the Maricopa County Zoning Ordinance.
- t. The property owner/s and their successors waive claim for diminution in value if the County takes action to rescind approval due to noncompliance with stipulations.

Please be advised that pursuant to A.R.S. §11-810, the property owner may appeal the above requirement of a dedication which is a condition of granting approval for the use, improvement or development of real property. The property owner is hereby notified of the right to appeal the County's action pursuant to this section by filing an appeal with the Department of Planning and Development, in writing within thirty days after the final action is taken. The Department shall schedule the matter before a hearing officer. No fee shall be charged for filing the appeal. After receipt of an appeal, the hearing officer shall schedule a time for the appeal to be heard not later than thirty days after receipt. The property owner shall be given at least ten days notice of the time when the appeal will be heard unless the property owner agrees to a shorter time period. In all proceedings under the referenced section the County has the burden to establish that there is an essential nexus between the dedication or exaction and a legitimate governmental interest and that the proposed dedication is roughly proportional to the impact of the proposed use, improvement or development.

Maricopa County
Planning & Development
Department
501 N. 44th Street, Suite 100
Phoenix, Arizona 85008
Phone: (602) 372-0318
Fax: (602) 506-3711

Please feel free to call me if you have any questions at 602-372-0318.

Sincerely,



Rachel Applegate, Planner
Maricopa County Planning and Development



Terri S. Hogan, AICP, Principal Planner
Maricopa County Planning and Development